Karen Johnson Davidson County
Batch# 245775 DEEDWARR
06/19/2019 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $288.60
20190619-0059187

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF** Wilson
**The actual consideration or value, whichever is greater, for this transfer is $78,000.00.**

**Affiant**

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Subscribed and sworn to before me, this** 19th **day of June, 2019.**

**Notary Public**
**My commission expires:** May 3, 2020

**06-1906-77217**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Frank Batson Homes, Inc.<br>120 Donelson Pike Ste 101<br>Nashville TN 37214 | Frank Batson Homes, Inc.<br>120 Donelson Pike Ste 101<br>Nashville, TN 37214 | 096-09-0-112.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Ann Huffman, unmarried, Rachel Ann Stephens, married, and Amanda Lee Jones, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frank Batson Homes, Inc.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George L. Huffman and wife, Mohdeen H. Huffman by deed from Bessie M. Huffman, dated April 21, 1961, recorded April 24, 1961, of record in Book 3220, Page 301, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George L. Huffman and wife, Mohdeen H. Huffman, and Clarence H. Huffman and wife, Charlotte R. Huffman by Quitclaim Deed from John A. Wade, Trustee, and as further conveyed to George L. Huffman and wife, Mohdeen H. Huffman and Clarence H. Huffman and wife, Charlotte R. Huffman by Quitclaim Deed from John A. Wade, Trustee, dated September 16, 1976, recorded September 20, 1976, of record in Book 5069, Page 655, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George L. Huffman and wife, Mohdeen H. Huffman by Quitclaim Deed from Clarence H. Huffman and wife, Jean Huffman, and Charlotte R. Huffman, dated January 19, 1981, recorded January 23, 1991, of record in Book 8280, Page 199, Register's Office for Davidson County, Tennessee. The said George L. Huffman having since died on May 25, 2014, leaving Mohdeen H. Huffman as surviving tenant by the entirety. The said Mohdeen H. Huffman, also known as Mohdeen Harris Huffman, having since died testate on October 1, 2014. The Last Will and Testament of Mohdeen Harris Huffman was admitted in probate in the 7th Circuit Court of Davidson County, Tennessee, Docket No. 14P-2060, by Order of the Court dated January 8, 2015.

Further being the same property conveyed to Elizabeth Ann Huffman, Rachel Ann Stephens, and Amanda Lee Jones by deed from Loretta Chapman, Executrix for the Estate of Mohdeen H. Huffman, dated March 26, 2018, recorded March 28, 2018, of record in Instrument No. 20180328-0029205, Register's Office for Davidson County, Tennessee.

Mohdeen H. Huffman is one and the same person as Mohdeen Harris Huffman.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 0 Surrey Rd, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of June, 2019.

Elizabeth Ann Huffman

Elizabeth Ann Huffman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth Ann Huffman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19 day of June, 2019.

Jason C. Nguyen

Notary Public
State of Tennessee at Large

My Commission expires: 5/7/21



Rachel Ann Stephens
Rachel Ann Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rachel Ann Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17 day of June, 2019.

Margaret E Love
Notary Public
State of Tennessee at Large

My Commission expires: 8-20-19

MARGARET E. LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 20, 2019

Amanda Lee Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amanda Lee Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of June, 2019.

Margaret E Love
Notary Public
State of Tennessee at Large

My Commission expires: 8-20-19

MARGARET E. LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 20, 2019

# True Copy Certification

I, Cheri Bayer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/11/21

{Notary' Seal}

