Karen Johnson Davidson County
Batch# 392840 DEEDWARR
04/28/2020 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,919.93
20200428-0044407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-22-22

(AFFIX SEAL)

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JM-SB-VRES-20-1825B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery L. Batson and Meredith L. Lasley	**New Owner**	
(NAME)	(NAME)	**081-08-3D-002.00-CO**
1825b 9th ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACY J. KUO, AN UNMARRIED WOMAN, AND JUSTIN J. ROBERTS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY L. BATSON, UNMARRIED AND MEREDITH L. LASLEY, UNMARRIED, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1825 9th Avenue North Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160429-0042369 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy Kuo, an unmarried woman and Justin J. Roberts, an unmarried man by Warranty deed from Kendrick Group LLC of record in Instrument No. 20170811-0082463 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

This instrument is executed with authority granted in powers of attorney recorded in Instrument Nos. **20200423-0042876** & **20200423-0042875**, Registers Office for Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160429-0042369, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825b 9th ave, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 27th DAY OF APRIL, 2020.

Stacy J. Kuo

Stacy J. Kuo
by Paul Hinman as her Attorney-in-fact

Justin J. Roberts

Justin J. Roberts
by Paul Hinman as his Attorney-in-fact

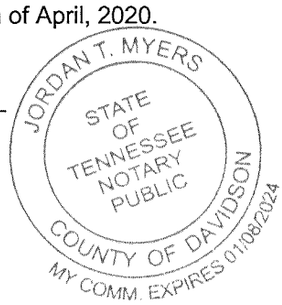
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STACY J. KUO AND JUSTIN J. ROBERTS, and who acknowledged he/she/they executed the same as the free act and deed of the said STACY J. KUO AND JUSTIN J. ROBERTS.

Witness my hand and official seal, this the 27th of April, 2020.

Jordan T. Myers

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM