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NEW OWNER:
NICK ANTHONY BATEMAN
2511 WESTERN HILLS DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1350

Map & Parcel No.: 07303007200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 473792 **DEEDWARR**
09/11/2020 10:25:35 AM 3 pgs
Fees: $18.00 Taxes: $1,093.35

20200911-0103697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand Five Hundred and 00/100 Dollars ($295,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DIANE D. ROHKAR, unmarried and CASSANDRA FAUSSET, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NICK ANTHONY BATEMAN, unmarried,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 33, on the Plan of Sutherland Heights, Section 1, of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DIANE D. ROHKAR, unmarried and CASSANDRA FAUSSET, married as joint tenants with right of survivorship, by Trustee's Quitclaim Deed from ANITA LESTER, TRUSTEE, dated March 6, 2012, and of record in Instrument No. 20120307-0019885, Register's Office for DAVIDSON County, Tennessee. Diane D. Rohkar and Diane Davis Rohkar are one and the same.

THIS IS IMPROVED PROPERTY more commonly known as **2511 WESTERN HILLS DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 18, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of September, 2020.

Diane D Rohkar

DIANE D. ROHKAR

By: Attorney in fact

Cassandra Fausset, pursuant to Durable Power of Attorney of Record in Instrument No. 20200911-0103697, RODC, Tennessee.

CASSANDRA FAUSSET

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CASSANDRA FAUSSETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DIANE D. ROHKAR** the within-named bargainors, as the free act and deed of the said **DIANE D. ROHKAR.**

WITNESS my hand and official seal at office this 8th day of September, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CASSANDRA FAUSSET**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of September, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022

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The actual consideration or value, whichever is greater, for this transfer is **$295,500.00.**

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2020.

NOTARY PUBLIC

My commission expires: May 9 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023