(4)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 505233 **DEEDWARR**
10/30/2020 11:51:01 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20201030-0126865

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reid A. Batsel	Magnolia Bank, Inc.	138.00-0-090.00
(NAME)	(NAME)	
3743 Couchville Pike	637 S Lincoln Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hodgenville, KY 42748	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Judy Marie Wright, Hayes Kenneth Williams, and Beverly Williams Wallace,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reid A. Batsel and Shirley O. Batsel, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3743 Couchville Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters of record in the Register's Office for County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 27th day of October, 2020.

Judy Marie Wright

Hayes Kenneth Williams

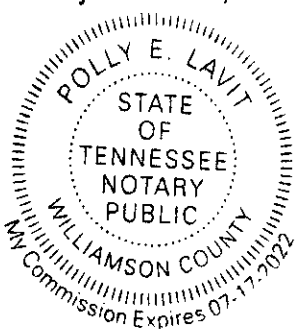
Beverly Williams Wallace by her attorney in fact Judy Marie Wright

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Judy Marie Wright and Hayes Kenneth Wil iams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of October, 2020.

Notary Public
My Commission Expires: _____



State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Judy Marie Wright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged to be the Attorney-in-Fact for Beverly Williams Wallace, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Beverly Williams Wallace, the within name bargainor by the said Judy Marie Wright as such Attorney-in-Fact.

WITNESS my hand and offic al seal at Franklin, Tennessee, this 27th day of October, 2020.

Notary Public

My Commission Expires: _____

File No.: 32920

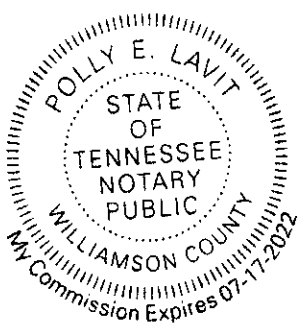


EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Don Shanklin, Surveyor, September 3, 1996, as follows:

Beginning in the center of Couchville Pike at the northwest corner of the property conveyed to Willie Seay, et al, of record in Book 2598, page 515, Register's Office for said County; thence with said Seay's western boundary line south 3 degrees 04' west 647 feet and south 3 degrees 29' west 407 feet to a stake; thence north 84 degrees 23' west 200 feet; thence north 2 degrees 04' west 1,076 feet, more or less, to the center of Couchville Pike; thence with the same south 81 degrees 30' east 300 feet to the beginning.

Being the same property conveyed to Kenneth E. Williams by Warranty Deed from Mamie Hoggett Carter, dated September 15, 1966, of record in Book 4082, page 966, Register's Office for Davidson County, Tennessee. Kenneth E. Williams died on July 23, 2006, leaving his wife, Tommie L. Williams, and his children, Judy Wright, Hayes Kenneth Williams and Beverly Wallace as his heirs at law (see Affidavit of Heirship of record in Instrument No. 20201016-0120926, Register's Office for Davidson County, Tennessee). Also being the same property conveyed to Tommie L. Williams, unmarried, by Quitclaim Deed from Tommie L. Williams, Judy Wright, Hayes Kenneth Williams and Beverly Wallace, dated October 30, 2007, of record in Instrument No. 20071105-0129840, Register's Office for Davidson County, Tennessee. Tommie L. Williams died on January 31, 2020, leaving as her only heirs at law Judy Marie Wright, Hayes Kenneth Williams and Beverly Williams Wallace (see Affidavit as to Heirship of record in Instrument No. 20200714-0077091, Register's Office for Davidson County, Tennessee). AND being the same property conveyed to Judy Marie Wright, Hayes Kenneth Williams and Beverly Williams Wallace, by Quitclaim Deed from Judy Marie Wright, Hayes Kenneth Williams and Beverly Williams Wallace, as sole heirs at law of Tommie Lee Williams, and Bryan D. Spicer, Trustee, dated June 18, 2020, of record in Instrument No. 20200714-0077092, Register's Office for Davidson County, Tennessee.