MAP & PARCEL # 081-16-0-454.00

NEW OWNER:
SEND TAX BILLS TO:
BAY VIEW BUILDERS, LTD
215 2nd Ave North
Nashville, TN 37201

This Instrument Prepared By:
Manson Johnson Conner, PLLC
215 2nd Avenue North, Suite 300
Nashville, TN 37201

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 31st day of May, 2019, between

Carlton Battle, Adrienne Battle ~~Koger~~, Christopher L. Battle, and Ruby Jean Brown-Battle, Grantors

and

Bayside Builders, Ltd.,
Grantee

Karen Johnson Davidson County
Batch# 573152 **DEEDWARRSP**
02/11/2021 11:03:19 AM 5 pgs
Fees: $28.00 Taxes: $527.25
20210211-0019768

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($142,500.00) cash, and other good and valuable consideration, to us in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantees their 25% ownership in the following described premises, to wit:

Being a parcel of land situated in Nashville, Tennessee and being more particularly described as follows:

> Being Lot No. 19 and the northerly 25 feet of Lot No. 20 of Thomas Harding's First Addition to Nashville A plan of which is of record in Book 19, Register's Office for Davidson County, Tennessee.
>
> Being a 25% undivided tenant in common interest of the same property conveyed to Donald C. Battle, by Deeds of record in Book 6259, page 570, in the Davidson County Register of Deeds Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantees, their successors and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor, for its and for its representatives, successors and assigns does hereby covenant with said Grantees, their representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Carlton Battle

Adrienne Battle Koger

Christopher L. Battle

Ruby Jean Brown-Battle

State of Tennessee)
County of Davidson)

I, the undersigned Notary Public, do hereby certify that Carlton Battle, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 21st day of May, 2019.

Notary Public My Commission Expires Jan 3, 2021

ROBERT J. MOTES PAGE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
Jan 3, 2021

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor, for its and for its representatives, successors and assigns does hereby covenant with said Grantees, their representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Carlton Battle

Adrienne Battle ~~Kogen~~

Christopher L. Battle

Ruby Jean Brown-Battle

State of Tennessee)
County of Davidson)

I, the undersigned Notary Public, do hereby certify that Adrienne Battle, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 31st day of May, 2019.

Notary Public My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2021

State of Tennessee)
County of Davidson)

I, the undersigned Notary Public, do hereby certify that Christopher Battle, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 31st day of May, 2019.

Notary Public My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

State of Tennessee)
County of Davidson)

I, the undersigned Notary Public, do hereby certify that Jean Ruby Brown-Battle, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 31st day of May, 2019.

Notary Public My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

State of Tennessee)
County of _____)

I, the undersigned Notary Public, do hereby certify that _____, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this ____ day of _____, 2019.

_____ Notary Public My Commission Expires: _____

State of Tennessee)
County of _____)

I, the undersigned Notary Public, do hereby certify that _____, personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this ____ day of _____, 2019.

_____ Notary Public My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $142,500.00

_____
Affiant

Sworn to and subscribed before me, this
1st day of June, 2019.

_____
Notary Public
My Commission Expires: 05-03-2021

