Box 34

WARRANTY DEED

JANE E. ROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on June 1, 2021.

NOTARY PUBLIC

My Commission Expires: 5/25/2025

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34724

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Atkins and Associates Homebuilders, Inc. 306 The Lady of the Lake Lane Franklin, TN 37067	SAME AS NEW OWNERS	090-08-0-168.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Wesley Bates, Jr., Danny Clark Bates, Anthony Lane Bates, Sharon Renee Kemp sole heirs at law of Shirley S. Bates, died July 21, 2020, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Atkins and Associates Homebuilders, Inc., hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 13 on the Map of Gaileywood Subdivision, of record in Book 2663, Page 123, Register's Office for Davidson Count, Tennessee.

Beginning at a point in the Easterly margin of James Avenue at the corner of Lots Nos. 12 and 13; thence with the line between said lots Eastwardly 110 feet to a point; thence Northwardly 120 feet to a point in the Southerly margin of James Court; thence with the margin of said Court Westwardly 85 feet to the beginning of a curve; thence around said curve James Avenue; thence with the margin of said James Avenue Southwardly 95 feet to the point of beginning.

Being the same property conveyed to Louis L. Sartain and wife, Martha Sartain, by Warranty Deed from Howard Litchford and wife, Peggy L. Litchford, of record in Book 5055, Page 275, in the Register's Office of Davidson County, Tennessee, dated August 06, 1976, and recorded on August 09, 1976.

Being the same property conveyed to Shirley S. Bates, by Quitclaim Deed from Evelyn McClendon, Co-Executor of the Estate of Martha Sartain and Louis L. Sartain, Jr. Co-Executor of the Estate of Martha Sartain The Will was admitted to probate on March 25th, 2010, in the Probate Court for Davidson County Tennessee, Docket No. 10P-482, of record in Instrument No. 20101112-0090731, in the Register's Office of Davidson County, Tennessee, dated November 10, 2010, and recorded on November 12, 2010.

Karen Johnson Davidson County
Batch# 650118 DEEDWARR
06/04/2021 03:22:21 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20210604-0075456

Being the same property conveyed to John Wesley Bates, Jr., Danny Clark Bates, Anthony Lane Bates, Sharon Renee Kemp sole heirs at law of Shirley S. Bates, died July 21, 2020, Affidavit of Heirship for Shirley Sartain Bates of record as Instrument No. 20210527-0072148 and Instrument No. 20210526-0071160, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 6309 James Court, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 1st day of June 2021.

John Wesley Bates, Jr.
John Wesley Bates, Jr.

Danny Clark Bates by John Bates A/F
Danny Clark Bates
By: John Bates, Attorney In Fact

Anthony Lane Bates by John Bates A/F
Anthony Lane Bates
By: John Bates, Attorney In Fact

Sharon Renee Kemp by John Bates A/F
Sharon Renee Kemp
By: John Bates, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 1, 2021, before me personally appeared John Wesley Bates, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 1, 2021.

NOTARY PUBLIC

My Commission Expires:

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Danny Clark Bates, Anthony Lane Bates and Sharon Renee Kemp, as their Attorney in Fact, as the free act and deed of the within named Danny Clark Bates, Anthony Lane Bates and Sharon Renee Kemp.

Witness my hand and official seal this 1st day of June 2021.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024