WARRANTY DEED

Karen Johnson Davidson County
Batch# 655947 DEEDWARR
06/14/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,763.51
20210614-0079799

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,623.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-03-2025

(AFFIX SEAL)

EMILY B. HEBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Lauren Pickard James Wilson Sawyer	Better Mortgage	102 04 0 182.00
(NAME)	(NAME)	
6504 Mercomatic Court	2704 Alt. 19 North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Palm Harbor, FL 34683	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Dennis Batey, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jennifer Lauren Pickard and James Wilson Sawyer, each an unmarried person,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 807 on the Plan of Charlotte Park Section 22, as of record in Book 3700, Pages 67 and 68, Register's Office for said County, described as follows:

Said Lot No. 807 fronts 75.0 feet on the southeasterly side of Mercomatic Court and runs back 126.3 feet on the northeasterly line and 130.4 feet on the southwesterly line, to a line in the rear on which it measures 75.1 feet. Being the same property conveyed to George Mitchell McCloud Jr. by Warranty Deed from Merrill Lynch Relocation Management Inc., a California Corporation dated 09/24/1979 and recorded 10/22/1979, of record in Book 5508, Page 265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Mitchell McCloud, Jr. and wife, Connie McCloud by Quitclaim Deed from George Mitchell McCloud, Jr., dated 04/16/1999 and recorded 04/28/1999, of record in Book 11451, Page 252, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis Batey, a married man by Warranty Deed from George Mitchel McCloud Jr. and Connie Sue McCloud, husband and wife, dated 08/26/2020 and recorded 08/27/2020, of record in Instrument 202008270097513, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all matters shown on the plat of record in Plat Book 3700, Page 67, and Book 3700, Page 68; covenants, conditions, easements and restrictions recorded in Book 4017, Page 699, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6504 Mercomatic Court, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of June, 2021.

Dennis Batey

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Batey,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2021.

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1270228
Warranty Deed TN

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY