Karen Johnson Davidson County
Batch# 757335 DEEDWARR
11/18/2021 08:27:42 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20211118-0153427

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211037816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/01/2024

Notary Public
My Commission Expires: 7/1/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hunter Batson 4415 Soper Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 132-09-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurine Crim Simpson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Cole Batson and Ashley Conatser Batson, Husband and Wife** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 11 on the map showing Subdivision of lots No. 27, 28, 36 and 43 inclusive, and parts of lots Nos. 35 and 44 in Oakhill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for said County.

Said lot No. 11 fronts 150 feet on the Westerly side of Soper Avenue and runs back 119.7 feet on the Northerly line and 120.1 feet on the Southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Maurine Crim Simpson by Quitclaim Deed from Virginia Simpson Davis, Livy Inez Simpson, and Horace Lester Simpson, III of record in Book 7703, page 429, Register's Office for Davidson County, Tennessee, dated October 28, 1988 and recorded on November 15, 1988. (Value or consideration shown in aforementioned deed $0.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property located at 4415 Soper Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-BAE-21-4415

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2021.

Maurine Crim Simpson
Maurine Crim Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maurine Crim Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 13, 2022