Karen Johnson Davidson County
Batch# 763592 DEEDWARR
12/01/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20211201-0158353

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH21-02909

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christian Battle and Victoria Battle 2052 Nashboro Blvd. Nashville, TN 37217	New Owner c/o First Home Bank 9190 Seminole Blvd Seminole, FL 33772	135-12-0B-054.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Renee Lewis, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christian Battle and Victoria Battle,** husband & wife, hereinafter called the Grantees, their successors and 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 Unit and Lot No, 54, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan is hereby reference for a more complete and accurate description.

Being the same property conveyed to John M. Lewis by Warranty deed from Fran A. Muscatello of record in Instrument No. 20130522-0051705 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 22, 2013. (Value of consideration shown in aforementioned deed $89,950.00.) Being also known as 2052 Nashboro Blvd. Nashville, Tennessee 37217.

Further being the same property conveyed to Deborah Renee Lewis by Quitclaim Deed form John M. Lewis of record in Instrument No. 20211104-0147574, Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on November 4, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2052 Nashboro Blvd., Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of November, 2021

Deborah Renee Lewis

Deborah Renee Lewis

STATE OF Oregon

COUNTY OF Multnomah

I, Gloria A. Martinez, a Notary Public for the County of Multnomah and State of Oregon, do hereby certify that Deborah Renee Lewis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of November, 2021.

Gloria A. Martinez

Notary Public

My Commission Expires: 10/18/2024

(SEAL)

OFFICIAL STAMP
GLORIA A MARTINEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1005115
MY COMMISSION EXPIRES OCTOBER 18, 2024

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 11/22/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023