BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 778393 **DEEDWARR**
12/22/2021 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20211222-0169035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF Dec, 2021.

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Batson	New Owner	
(NAME)	(NAME)	
5107 Longstreet Dr.		132 14 0 021.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY L. TUCK, TRUSTEE OF THE OZZIE, INC. LAND TRUST DATE JANUARY 24, 2018 AKA THE OZZIE, INC. TRUST AGREEMENT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER BATSON, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 95 on the Plan of Oak Hill Valley Subdivision, as of record in Plat Book 1835, Pages 15-16, Register's Office for said County.

Said Lot No. 95 fronts 135 feet on the Westerly side of Churchwood Drive and runs back 300.02 feet on the Northerly line and 304.41 feet on the Southerly line to a dead line, measuring 170 feet thereon.

Being the same property conveyed to Cheryl L. Randolph, unmarried, by Warranty Deed from Sue T. Cline and husband, Joseph M. Cline, and Florence E. Tomlinson, of record in Book 6087, Page 430, in the Register's Office of Davidson County, Tennessee, dated June 27, 1983 and recorded on July 3, 1983.

Being the same property conveyed to Nancy L. Tuck, Trustee of the Ozzie, Inc. Land Trust Date January 24, 2018 A/K/A The Ozzie, Inc. Trust Agreement, by Warranty Deed from Cheryl Randolph, of record in Instrument No. 20210202-0014851, in the Register's Office of Davidson County, Tennessee, dated February 1, 2021 and recorded on February 2, 2021.

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

unimproved _
This is improved x property, known as 4605 Churchwood Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 we do covenant with the said GRANTEES 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 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 20th day of December, 2021.

THE OZZIE, INC. LAND TRUST DATE JANUARY 24, 2018 AKA THE OZZIE, INC. TRUST AGREEMENT

BY: Nancy L. Tuck, Trustee

NANCY L. TUCK, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy L. Tuck with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Ozzie, Inc. Land Trust Date January 24, 2018 AKA the Ozzie, Inc. Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 20th day of December, 2021.

Commission expires:

Notary Public