Karen Johnson Davidson County
Batch# 823551 DEEDWARR
03/17/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220317-0031042

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226597

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$310,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Megan Crawford
Affiant

Sworn to and subscribed before me this 9th day of March, 2022.

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-18-25

WARRANTY DEED

THIS INDENTURE, made this 9th day of March, 2022, among:

CORY D. BATTEN, AN UNMARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KRISTIE KEHLER, MARRIED AS HER SOLE AND SEPARATE PROPERTY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 65 on the plan of The Townhomes of Shadow Glen, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Karen R. Batten and Cory D. Batten, wife and husband by Warranty deed from Laura A. Wall, unmarried of record in Instrument No. 20161212-0129694 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 12, 2016.

Being the same property conveyed to Cory D. Batten by Quitclaim deed from Karen R. Batten, unmarried of record in Instrument No. 20200409-0037506 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 09, 2020.

Being also known as 211 Shadow Glen Drive 65 Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Cory D. Batten

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cory D. Batten**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Kristie Kehler
Address: 211 Shadow Glen Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: First Bank
Address: 722 Columbia Ave
City, State, Zip: Franklin, TN 37064

Tax ID: 161-16-0A-065.00-CO

Certificate of Authenticity

I, Nick Harris, do hereby make 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 3/9/2022.

Date

Affiant Signature

3/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of March, 20 22.

Notary's Signature

My Commission Expires: 3.7.23

Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY