WARRANTY DEED

Karen Johnson Davidson County
Batch# 867065 DEEDWARR
06/03/2022 12:11:37 PM 2 pgs
Fees: $13.00 Taxes: $1,512.56

20220603-0064337

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF June, 2022

Notary Public

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
Gregory J. Allen and Angela C. Allen	New Owner	
(NAME)	(NAME)	181 14 0A 011.00
8322 Oak Knoll Dr.		
(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, **HUNTER BATSON AND ASHLEY BATSON,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY J. ALLEN AND ANGELA C. ALLEN,HUSBAND AND WIFE,** 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. 11 on the Plan of The Villas at Concord Place of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20050922-0114218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter Batson and Ashley Batson, husband and wife, by Warranty Deed from Suzanne J. Lynch, a single woman, of record in Instrument No. 20210308-0029800, in the Register's Office for Davidson County, Tennessee, dated March 5, 2021 and recorded on March 8, 2021.

Being the same property conveyed to Suzanne J. Lynch, a single woman, by Warranty Deed from Joel Peters, an unmarried man, of record in Instrument No. 20160420-0038206, in the Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 20, 2016.

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.

This was not the Marital residence for the Grantors.

unimproved
This is improved x property, known as 8322 Oak Knoll Dr., Brentwood, TN 37027
(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 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 1st day of June, 2022

Hunter Batson by Montgomery, attorney in fact

HUNTER BATSON BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Ashley Batson by Montgomery, attorney in fact

ASHLEY BATSON BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hunter Batson and Ashley Batson and acknowledged that he executed the same as the free act and deed of Hunter Batson and Ashley Batson .

Witness my hand and official seal this 1st day of June, 2022.

Commission expires:



Dawn Michelle Osborne

Notary Public