BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JULY, 2022. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 895718 DEEDWARR
07/28/2022 02:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220728-0086266

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR RANDOLPH BATSON, JR.	**SAME**	**104-05-0-425.00**
(NAME)	(NAME)	
507 BEECH CREEK ROAD, SOUTH		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HANNAH B. GARDNER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY RIGHT, TITLE, AND INTEREST UNTO **OSCAR RANDOLPH BATSON, JR.** HEREINAFTER CALLED THE GRANTEE, HIS 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 B on the Plan of Benneyworth's Subdivision of the West Part of Lot 1 on the Map of Hardison & Young's Lots in West End Park, of record in Plat Book 8250, page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hannah B. Gardner, as to an undivided 50% interest, and Oscar Randolph Batson, Jr., as to an undivided 50% interest, as tenants-in-common, from Hannah B. Gardner and Oscar Randolph Batson, Jr., by Quitclaim Deed dated February 14, 2017 of record as Instrument No. 20170215-0015502, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Oscar Randolph Batson, Jr. from William Wilder Benneyworth, unmarried, by Warranty Deed dated February 14, 2017 of record in Instrument No. 20170215-0015501, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to matters shown on the Plan of record in Book 8250, Page 244, and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3528 MURPHY ROAD, NASHVILLE, TN 37205**
(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 _____ day of July, 2022.

HANNAH B. GARDNER

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 **HANNAH B. GARDNER,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of July, 2022.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON