This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 936955 DEEDWARR
11/02/2022 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20221102-0118406

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
RebeccaForte and Kenneth Forte 115 Southampton Ct. Goodlettsville, TN 37072	Bank of Tennessee PO Box 4980 Johnson City, TN 37122	026070-122.00

THIS INDENTURE, made this 1st day of November, 2022 between

Wanda Ann Bateman, married and Terry Daniel Wilson, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Rebecca Forte, an unmarried woman and Kenneth James Forte, a married man, as joint tenants with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 200 on the plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 989 and corrected in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to where a more accurate and complete description of said property can be found.

Said Lot 200 fronts 50 feet on the northerly margin of Southampton Court and extends back 107.57 feet on the Westerly line and 117.11 feet on the easterly line to a line in the rear, measuring 70.26 feet thereon.

Being the same property conveyed to Dorothy D. Wilson, a single person by Warranty Deed dated 8/6/1993 from Juanita S. Greene, (now Edwards), joined by husband, Eddie Edwards, of record in Book 9039, Page 641, Register's Office for Davidson County, Tennessee. Dorothy D. Wilson now being deceased, having died July 10, 2022, leaving Wanda Bateman and Terry Daniel Wilson as her only living heirs at law. Affidavit of Heirships of record in Instrument No. __202211020118404__ and Instrument No. __202211020118405_____, said Register's Office.

This is (X) improved ( ) unimproved property known as: 115 Southampton Ct., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.
TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets their hand and seal the day and year first above written.

Wanda Ann Bateman

Wanda Ann Bateman

Terry Daniel Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wanda Ann Bateman and Terry Daniel Wilson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of November, 2022.

Melissa Heavener

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $309,000.00.

Wanda Ann Bateman

Affiant

Sworn to and subscribed before me, this 1st day of November, 2022.

Melissa Heavener

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 2, 2022.

Tori Cole

Affiant Signature

Date: 11/2/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 2, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

