Karen Johnson Davidson County
Batch# 967218 DEEDWARR
02/03/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,946.16
20230203-0008082

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $796,260.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan A. Cooney and Rachel Yeargin	Movement Mortgage, LLC	Map: 062110B00800CO
(NAME) 264 Valley Bend Dr.	(NAME) 8024 Calvin Hall Rd.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED NINETY-SIX THOUSAND TWO HUNDRED SIXTY AND NO/100 DOLLARS ($796,260.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK BATSON HOMES, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN A. COONEY AND RACHEL YEARGIN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 8 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development, of record in Instrument No. 20210908-0120326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Greg E. Snow and Tara E. Snow Wheeler and Chad E. Snow and Bret E. Snow and Tara E. Snow Wheeler, as Trustee for Alexis Victoria Wheeler and Greg E. Snow and Tara E. Snow Wheeler, as Trustees for Joshua Avery

Snow and Greg E. Snow and Bret E. Snow, as Co-Executors of the Estate of Mary E. Snow, of record in Instrument No. 20200113-0004135, dated January 8, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20210908-0120326, said Register's Office; (3) Sanitary Sewers and/or Storm Drainage of record in Book 8197, Page 318, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20210712-0093225, in the Register's Office for Davidson County, Tennessee; (5) Restriction for Stormwater Facilities and Systems of record in Instrument No. 20201203-0140679, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20210916-0124403, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 264 Valley Bend Dr., Nashville, TN 37214
(House No.) (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 our hands this 3rd day of February, 2023.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson
President

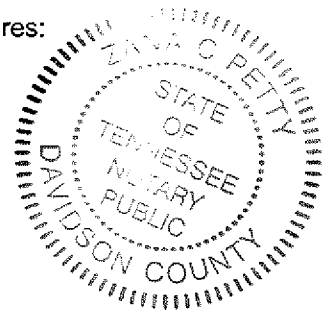
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of February, 2023

My Commission Expires:
3·3·26

_____
Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 February 3, 2023.

(AFFIANT) – Karen Suggs

02/03/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of February, 2023.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY