Karen Johnson Davidson County
Batch# 975942 DEEDWARR
03/01/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,003.06
20230301-0014727

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $811,639.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2023.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

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

File No.: 23-0055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Nivek Revocable Trust	New Owner	Map: 062110B00300CO
(NAME) 244 Valley Bend Dr.	(NAME) 244 Valley Bend Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED ELEVEN THOUSAND SIX HUNDRED THIRTY-NINE AND NO/100 DOLLARS ($811,639.00), 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

THE NIVEK REVOCABLE TRUST DATED FEBRUARY 23, 2006,

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 3 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development of record in Instrument 20210908-0120326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Frank Cope Batson, III and Ginger Niccole Batson, husband and wife by Warranty deed from Donelson Free Will Baptist Church of record in Instrument No. 20191220-0131630 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 20, 2019. (Value of consideration shown in aforementioned deed $170,000.00.

Being a 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 Restrictive Covenants of record in Instrument No. 20210916-0124403, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 244 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 28th 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, 28th day of February, 2023

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 1, 2023 (date of document).

Affiant Signature

March 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023