Karen Johnson Davidson County
Batch# 1031704 DEEDWARR
07/27/2023 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0058118

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this July 27, 2023. Notary Public Comm Exp:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-06-2024

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
BRIAN JEFFREY BATTS and TIFFANY RENEE BATTS		
BATTS FAMILY TRUST dated June 30, 2023	SAME AS NEW OWNER	172-05-0-009.00
5013 Marc Drive		
Nashville, Tennessee 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, BRIAN JEFFREY BATTS and TIFFANY RENEE BATTS, husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to BRIAN JEFFREY BATTS and TIFFANY RENEE BATTS, Trustees of the BATTS FAMILY TRUST, dated June 30, 2023, and any amendments thereto, being more particularly described as follows:

Being Lot No. 9 on the Plat of Harvard Estates, Section 2, of record in book 4675, Page 61, Register's Office for said County.

Said Lot 9 fronts 174 feet on the southwesterly margin of Marc Drive and extends back 269.50 feet on the northwesterly line and line 165.63 feet on the southeasterly line, to a line on the rear on which it measures 272.17 feet.

Being the same property conveyed to BRIAN JEFFREY BATTS and TIFFANY RENEE BATTS, husband and wife, by JIMMY F. DUNN and wife, ELEANOR J. DUNN, by Warranty Deed of record in Instrument No. 20040130-0011656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4681, Page 75; Book 6011, Page 712, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

The legal description is taken from the prior deed of record.

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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 5013 Marc Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on July 25, 2023.

Brian Jeffrey Batts
BRIAN JEFFREY BATTS

Tiffany Batts
TIFFANY RENEE BATTS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIAN JEFFREY BATTS and TIFFANY RENEE BATTS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 27, 2023.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-06-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 July 27, 2023.

7/27/2023

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of July, 2023.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025