Karen Johnson Davidson County
Batch# 1038833 DEEDWARR
08/16/2023 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230816-0063755

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Nicholas Batson, Jeremy Matthew Batson, and Joni Smith Batson	New Owner	07207028200
(NAME) 1427C McGavock Pike	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRADFORD W. SMITH, AN UNMARRIED MAN,

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

JONATHAN NICHOLAS BATSON, AN UNMARRIED MAN, JEREMY MATTHEW BATSON, A MARRIED MAN, AND JONI SMITH BATSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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

Being Lot No. 82 on the map prepared by Erle Drake, County Surveyor, on May 31, 1927, showing a proposed re-subdivision of R.M. Dudley's Subdivision of a 30 acre tract, a plan of which is recorded in Book 421, Page 122, and revised in Book 541, Page 146, Register's Office for said County, as follows:

Said Lot No. 82 fronts 50 feet on the northerly side of Williams Ferry Road, and extends back at right angles between parallel 220 feet on the easterly line and 210 feet on the westerly line to an alley measuring 51 feet thereon.

Bradford W. Smith, an unmarried man

Being the same property conveyed to Bradford W. Smith, an unmarried man by Deed dated November 4, 2016 from Danny R. Pyle, an unmarried man, recorded November 7, 2016, in Instrument Number 20161107-0117398, in the Official Records of Davidson County, Tennessee.

LT&E File #20341

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1427C McGavock Pike, Nashville, TN 37216

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/our hand(s) this 15th day of August, 2023

Bradford W. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2023, before me personally appeared Bradford W. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2023.

Notary Signature
My commission expires: 11/3/25

WILLIAMSON COUNTY
J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

LT&E File #20341

I, J. Trent Lehman, 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 8/15/23 (date of document).

Affiant Signature

8/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY