WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060390 DEEDWARR
10/13/2023 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20231013-0080323

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$320~~,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2023.

Sarah K. Hudson
Notary Public

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05, 2026

MY COMMISSION EXPIRES: 10/05/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	Music City Financial, LLC	Parcel ID: 096 10 0 241.00
(NAME) 711 Braidwood Dr	(NAME) 711 Braidwood Dr	
(ADDRESS) Nashville TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **A. Michelle Poss, Administrator of the Estate of William Cleveland Batey, Deceased, and Elijah N. C. Thomas, a single man, devisee of William Cleveland Batey, Deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC, a Tennessee Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot No. 323 on the Map of Cloverhill Subdivision Section No. V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 323 fronts 64.85 feet along the northeasterly side of Braidwood Drive and runs back between lines 254.8 feet on the northerly line and 365.2 feet on the southerly line to a dead line at the rear measuring 131.3 feet thereon.

Being the same property conveyed to William N. Batey and wife, Della Batey from Southern Development Company, Inc., a Tennessee Corporation by Warranty Deed dated October 14, 1954and recorded on October 15, 1954 in Book 2301, Page 469, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Cleveland Batey and Della Batey as to life estate from Della Batey by Quitclaim Deed dated July 22, 2009 and recorded on October 2, 2009 in Instrument No. 20091002-0091480, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Della Batey from Della Batey and William Cleveland Batey by Quitclaim Deed dated May 24, 2011 and recorded on May 27, 2011 in Instrument No. 20110527-0040691, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Cleveland Batey and Della Batey as to life estate from Della Batey by Quitclaim Deed dated September 15, 2012 and recorded on September 26, 2012 in Instrument No. 20120926-0087819, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Cleveland Batey from Della Batey and William Cleveland Batey by Quitclaim Deed dated November 30, 2012 and recorded on December 13, 2012 in Instrument No. 20121213-0114857, Register's Office for Davidson County, Tennessee.

The said William Cleveland Batey having since died, testate, on February 4, 2023, his Last Will and Testament devising the subject property to Elijah N. C. Thomas. The decedent's estate was probated in the Probate Court for Davidson County, Tennessee, Docket No. 23P755.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is: unimproved ☐
improved ☒ property, known as 711 Braidwood Dr, Nashville, TN 37214

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 6th day of October, 2023.

Michelle Poss, Executrix

Michelle Poss, Executrix of the Estate of
William Cleveland Batey, Deceased

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, A. Michelle Poss, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of The Estate of William Cleveland Batey and is authorized by The Estate of William Cleveland Batey, to execute this instrument on behalf of The Estate of William Cleveland Batey.

Witness my hand and official seal, this the 16th day of October, 2023.

Sarah K. Hudson
Notary Public

My Commission Expires: 10/05/2026

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05, 2026

(SEAL)

Elijah N. C. Thomas
Elijah N. C. Thomas

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elijah N. C. Thomas, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2023.

Notary Public

My Commission Expires: 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

(SEAL)

Certificate of Authenticity

I, Holly A Mason, 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 10/10/23.

Affiant Signature

10/11/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of Oct., 2023.

Notary's Signature

(Notary Seal)

GARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25