Karen Johnson Davidson County
Batch# 1069882 DEEDWARR
11/08/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231108-0087531

Prepared By:
First National Title & Escrow, LLC
501 Centerville Road, Suite 102
Warwick RI 02886

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Joseph L. Batey Rosemary Batey
Affiant

Subscribed and sworn to before me on this 8
Day of November, **2023**

Norman Kantrowitz
Notary Public / TN
My commission expires: 4-23-2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joel Lawrence Batey	**Same as new owner**	**087-02-0-**
039.00 160 Ramsden Ave		
La Vergne TN 37086		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph L. Batey and Rosemary Batey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joel Lawrence Batey, a Married Man**, hereinafter call the Grantees, their successors 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. 48 on the Plan of New Hope Meadows, Phase I, First Revision of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property vested to Joseph L. Batey and Rosemary Batey by Joseph L. Batey, dated December 19, 2003 and recorded April 21, 2004 as Instrument No. 20040421-0045125 in Register's Office for Davidson County, Tennessee.

This property is improved property known as **4585 Raccoon Trail, Hermitage TN 37076**

Parcel No: 087-02-0-039.00

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said landto said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

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

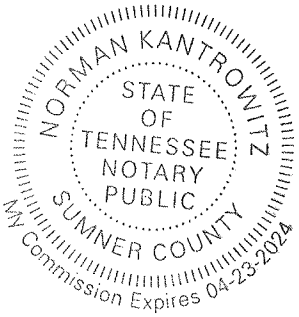
Witness my hand and seal this 8 day of November 2023.

Joseph L. Batey
Joseph L. Batey

Rosemary Batey
Rosemary Batey

STATE OF Tennessee
COUNTY OF Davidson

On this 8 day of November, 2023, before me, the undersigned, notary public, personally appeared **Joseph L. Batey and Rosemary Batey**, who proved to me through satisfactory evidence of identification which were driver's license to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Norman Kantrowitz
Notary Public / State of Tennessee
My Commission Expires: 4-23-2024

Tennessee Certification of Electronic Document

I, Stephen Patti, 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 11/08/2023 (date of document).

Affiant Signature

11/08/2023
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 8th day of November, 2023.

Dawn M. Cardullo
Notary's Signature

MY COMMISSION EXPIRES: 2/13/2026

NOTARY'S SEAL

Dawn M. Cardullo
Notary Public, State of Rhode Island
My Commission Expires Feb. 13, 2026