WARRANTY DEED

Karen Johnson Davidson County
Batch# 1083554 DEEDWARR
12/19/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20231219-0097663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2K Development, LLC, a Tennessee Limited liability company, Seamus P. Ross & Hubert Lee Worrell, IV	NEW OWNER	
(NAME) P.O.Box 120789	(NAME)	132 09 0 041.00
(ADDRESS) Nashville, TN 37212	(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, **HUNTER COLE BATSON AND ASHLEY CONASTER BATSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SEAMUS P. ROSS, AND HUBERT LEE WORRELL, IV,** 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. 11 on the map showing Subdivision of lots No. 27, 28, 36, 37, 38, 39, 40, 41, 42 and 43 and part of lots. 35 and 44 in Oakhill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for said County.

Said lot No. 11 fronts 150 feet on the Westerly side of Soper Avenue and runs back 119.7 feet on the Northerly line and 120.1 feet on the Southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Hunter Cole Batson and Ashley Conatser Batson, Husband and Wife, by Warranty Deed from Maurine Crim Simpson, unmarried, of record in Instrument No. 20211118-0153427, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

Being the same property conveyed to Maurine Crim Simpson, by Quitclaim Deed from Virginia Simpson Davis, Livy Inez Simpson and Horace Lester Simpson, III, of record in Book 7703, Page 429, in the Register's Office of Davidson County, Tennessee, dated October 28, 1988 and recorded on November 15, 1988.

Being the same property conveyed to Horace L. Simpson, Jr., by Deed from W.H. Haynes, of record in Book 2043, Page 312, in the Register's Office of Davidson County, Tennessee, dated April 17, 1952 and recorded on April 18, 1952. The said Horace L. Simpson Jr having since died on December 10, 1963.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4415 Soper Ave, Nashville, TN 37204
(House Number) (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 my hand this 27 day of October, 2023

Hunter Cole Batson by attorney in fact

HUNTER COLE BATSON
BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Ashley Conaster Batson by attorney in fact

ASHLEY CONASTER BATSON
BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Hunter Cole Batson and Ashley Conaster Batson and acknowledged that he executed the same as the free act and deed of Hunter Cole Batson and Ashley Conaster Batson.

Witness my hand and official seal this 27 day of October, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Dawn Michelle Osborne
Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202312190097663

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 27, 2023**.

Date

D Hardwick

Affiant Signature

December 19, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026