Karen Johnson Davidson County
Batch# 1108491 DEEDWARR
03/07/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240307-0015892

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES: 5/20/24
File No. G24-20367

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John P. Batliner and Cindy Batliner, Co-Trustees of The Batliner Family Trust dated July 14, 2021 (NAME)	New Owner (NAME)	052-16-0-013
24420 Buckingham Way (STREET ADDRESS)		
Punta Gorda, FL 33980 (CITY) (STATE) (ZIP)		

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Raymond T. Huskey, Jr. and wife, Debra L. Huskey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Batliner and Cindy Batliner, Co-Trustees of The Batliner Family Trust dated July 14, 2021**, 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 49, on the Plan of Marlin Meadows, Section II, as of record in Plat Book 1835, Page 127, Register's Office for said County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raymond T. Huskey, Jr. and wife, Debra L. Huskey by Deed dated December 14, 2001, recorded December 20, 2001, in Instrument Number 20011220-0140695, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 805 Coggin Pass, Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 4th day of March, 2024.

X _____
Raymond T. Huskey, Jr.

X _____
Debra L. Huskey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2024, before me personally appeared Raymond T. Huskey, Jr. and Debra L. Huskey, 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 4th day of March, 2024.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/4/24 (date of document).

Affiant Signature

3/7/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY