Karen Johnson Davidson County
Batch# 1109632 DEEDWARR
03/11/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20240311-0016782

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Braxton Pearson
2809 Hastings Rd
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MAP	**096-05**
GROUP	
PARCEL	**185.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron T. Bateman, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Braxton Pearson and Anna Blake Pearson, husband and wife**, 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. 66 on the Plan of Map of Donelson Heights, as shown by plat and survey of record in Book 1424, page 35, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 66 fronts 90 feet on the northerly side of Hastings Road and runs back between lines, 158.85 feet on the westerly line, and 159.81 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Aaron T. Bateman by deed dated July 9, 2019 from Monica Wilder (fka Monica Wilson) of record in Instrument no. 20180710-0066409, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed is $205,000.00)

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **2809 Hastings Rd, Nashville, Tennessee 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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **11th** day of **March, 2024.**

Aaron T. Bateman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Aaron T. Bateman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of March, 2024.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $427,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 3-17-2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Certificate of Authenticity

I, Alicia Hamilton, 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

3/11/24.
Date

Affiant Signature

3/11/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

My Commission Expires: 3-17-2024
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024