Karen Johnson
Batch # 1115202
03/26/2024 12:00:35 PM
Fees: $18.00 Taxes: $2,960.00
Davidson County
DEEDWARR
3 pgs
20240326-0020967

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

ADDRESS NEW OWNER:
Shaffer Homes Services, LLC
1113 Glenwood Ave
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

MAP 131-04
GROUP
PARCEL 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charlene Diane Wiegand (f/k/a Charlene Diane Batson Leonhardt) and Danny Neal Batson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Shaffer Homes Services, LLC,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

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 **1113 Glenwood Ave, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of March, 2024.

NOTARY PUBLIC
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WITNESS my hand this the 20 day of **March, 2024.**

C D Wiegand, by Danielle Leonhardt, as attorney in-fact

Charlene Diane Wiegand, by Danielle Leonhardt, as attorney-in-fact

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Danielle Leonardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for **Charlene Diane Wiegand,** the bargainor, and as Attorney in Fact, she executed the within Warranty Deed by signing the name of **Charlene Diane Wiegand** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 20 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 6/25/2027

ALEX GARCIA
Notary Public - State of Georgia
Cobb County
My Comm. Expires June 25, 2027

WITNESS my hand this the 22nd day of **March, 2024.**

Danny Neal Batson

Danny Neal Batson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Danny Batson,** the bargainor, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 22 day of March, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/25

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of M. N. Young's Park View Subdivision, as shown by plat and survey of record in Book 547, page 173, 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. 55 fronts 100 feet on the south side of Glenwood Avenue and runs back between lines, 174 feet on the west line and 176.5 feet on the east line to a dead line in the rear, on which it measures 100 feet.

Being the same property conveyed to Emma Neal Batson, Charlene Diane Batson Leonhardt and Danny Neal Batson by Quitclaim Deed from Emma Neal Batson, Executrix of the Estate of Emma Eakin of record in Book 7156, page 31, Register's Office for Davidson County, Tennessee, and the said Emma Neal Batson having since died intestate on July 23, 2012, her interest in said property was inherited by her two children, Charlene Diane Batson Leonardt nka Charlene Diane Wiegand and Danny Neal Batson, equally as evidenced by Affidavit of Heirship, beiong recorded simultaneously herewith, in Instrument No. 20240306-0020965, Register's Office, Davidson County, Tennessee.