Karen Johnson
Batch # 1123816
04/17/2024 09:49:15 AM
Fees: $13.00 Taxes: $2,127.50
Davidson County
DEEDWARR
2 pgs
20240417-0027323

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2024.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7082-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jean Ann Batcha	NEW OWNER	131-03-0B-124.00-CO
(NAME)	(NAME)	
4400 Belmont Park Terrace #124		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID E. WALTON AND SPOUSE, MARY KAY WALTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEAN ANN BATCHA, UNMARRIED**, 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, Building Site 124 on the Plan of Section Two, Arden Place of record in Plat Book 4675, Page 119, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Walton and spouse, Mary Kay Walton by Warranty Deed from Joann J. Tomlin, unmarried of record in Instrument No. 20120216-0013538 Register's Office for Davidson County, Tennessee, dated February 14, 2012 and recorded on February 16, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace #124, Nashville, TN 37215
(House No.) (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 our hands this 15 day of April, 2024.

David E. Walton

Mary Kay Walton

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 David E. Walton and Mary Kay Walton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of April, 2024.

My Commission Expires: Nov 8. 2027

Notary Public