This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $560,000.00.

Affiant

Subscribed and sworn before me this the 5 day of June, 2024.

Notary Public
My commission expires: 6/14/2026

Karen Johnson
Batch # 1144521
06/07/2024 09:52:07 AM
Fees: $13.00 Taxes: $2,072.00

Davidson County
DEEDWARR
2 pgs

20240607-0042754

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Matthew Batson and Laura Elizabeth Batson 1209 Littonwood Drive Nashville, TN 37216	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	061-08-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN C. DAVIS, AN UNMARRIED MAN, AND WENDY D. DAVIS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY MATTHEW BATSON AND LAURA ELIZABETH BATSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of McGaughey Heights, Section 3, of record in Book 1835, page 120, Register's Office for said County.

Said Lot No. 25 fronts 120 feet on the northerly side of Littonwood Drive and runs back 138.5 feet on the easterly line and 201.1 feet on the westerly line to a dead line, measuring 126.6 feet thereon.

Being the same property conveyed to John C. Davis and wife, Wendy D. Davis, by deed dated 08/28/2003, from Alice M. Brooks, unmarried, of record in Instrument No. 20030904-0128026, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1209 Littonwood Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 5th day of June, 2024.

John C. Davis

Wendy D. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Davis and Wendy D. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON