Karen Johnson Davidson County
Batch# 1145529 DEEDWARR
06/11/2024 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20240611-0043446

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QNET-20891-24

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2024.

NOTARY PUBLIC

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC 907 Rivergate Parkway Suite C3 Goodlettsville, TN 37072	Same address as new owner	042-09-0-061

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACKIE KIM TOMLINSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY J. BATTS, IN THE CIRCUIT COURT IN AND FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 22P2044, JACKIE KIM TOMLINSON, INDIVIDUALLY AS HEIR OF BETTY J. BATTS, BEN ROY BATTS, III, IVA JEAN AUNE, AND CHARLES FRANK BATTS, INDIVIDUALLY AS HEIRS OF BETTY J. BATTS AND BEN ROY BATTS, JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section One, Kemper Heights, of record in Book 2331, pages 65 and 66, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben R. Batts and wife, Betty J. Batts, from R. R. Mincy and wife, Mariam Mincy, by Warranty Deed dated May 23, 1956, and recorded May 24, 1956 in Book 2540, page 71, said Register's Office. The said Ben R. Batts having died October 27, 2003, leaving Betty J. Batts as surviving grantee. The said Betty J. Batts died September 30, 2022, testate where she devised all to her husband and named him as Executor, but her husband pre-deceased her, so then it was devised to both of her children equally. Upon her death, her will named Ben Roy Batts, Jr., and Jackie Kim Batts Tomlinson (her children) as Co-Executors. The Estate of Betty J. Batts being probated in the Circuit Court in and for Davidson County, Tennessee, Probate Division, Case No. 22P2044, wherein Jackie Kim Tomlinson was named the sole Personal Representative of said Estate as Ben Roy Batts, Jr., having predeceased Betty J. Batts. Since Ben Roy Batts, Jr., having died before Betty J. Batts on September 22, 2021, his heirs are Ben Roy Batts, III, Iva Jean Aune and Charles Frank Batts as evidenced in the Affidavits of Heirship of record in Instrument No. ___202406110043444___ and ___202406110043445___, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 403 Kemper Drive North, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of June, 2024.

GRANTOR(S)

The Estate of Betty J. Batts, in the Circuit Court in and for Davidson County, Tennessee, Case No. 22P2044

By: Jackie Kim Tomlinson
Jackie Kim Tomlinson, Personal Representative

Jackie Kim Tomlinson
Jackie Kim Tomlinson, individually as heir of Betty J. Batts

Ben Roy Batts III
Ben Roy Batts, III, heir of Ben Roy Batts, Jr. and Betty Boyd Batts

Charles Frank Batts
Charles Frank Batts, heir of Ben Roy Batts, Jr. and Betty Boyd Batts

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the state and county mentioned, personally appeared Jackie Kim Tomlinson, Personal Representative of The Estate of Betty J. Batts, Circuit Court for Davidson County, Tennessee, Case No. 22P2044, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Personal Representative of The Estate of Betty J. Batts, Circuit Court for Davidson County, Tennessee, Case No. 22P2044, the within named bargainor, and that such Jackie Kim Tomlinson, Personal Representative of The Estate of Betty J. Batts, Circuit Court for Davidson County, Tennessee, Case No. 22P2044, as such Personal Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as its Personal Representative.

WITNESS my hand and seal, this the 7th day of June, 2024.

My commission expires: 11-28-26 Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jackie Kim Tomlinson, Ben Roy Batts, III, and Charles Frank Batts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2024.

My commission expires: 11-28-26 Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WITNESS MY/OUR HANDS, this 7th day of June, 2024

GRANTOR(S)

Iva Jean Aune

Iva Jean Aune, heir of Ben Ray Batts, Jr. and Betty Boyd Batts

STATE OF Texas
COUNTY OF Galveston

Personally appeared before me, a Notary Public, Iva Jean Aune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of June, 2024.

Deborah K Brown

Notary Public

DEBORAH K BROWN
Notary ID #132631847
My Commission Expires
August 19, 2024

My commission expires: August 19, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 7, 24 (date of document).

Jennifer L. Pennell

June 10, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

