Karen Johnson Davidson County
Batch# 1146045 DEEDWARR
06/11/2024 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20240611-0043729

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

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

M. Vidal
AFFIANT

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

NOTARY PUBLIC

My commission expires: 11-28-26

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
Marmar Bastory and Emad Yousif 1323 Cragleigh Drive Nolensville, TN 37135	Same address as new owner	042-09-0-061

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($324,900.00) 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, **MUSIC CITY FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARMAR BASTORY AND EMAD YOUSIF, WIFE AND HUSBAND**, 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 he pre-deceased her. Upon his 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. Her Last Will and Testament devised her property to both of her children equally. However, Ben Roy Batts, Jr., having died before Betty J. Batts on September 22, 2021, and 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.

BEING further conveyed to Music City Financial, LLC by deed from Jackie Kim Tomlinson, individually and as the Personal Representative of the Estate of Betty J. Batts, Ben Roy Batts, III, Iva Jean Aune and Charles Frank Batts as the heirs of Ben Roy Batts, Jr., of record in Instrument No. **20240611-0043446**, 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

The above referenced property is not and has never been the primary residence of the Grantor.

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)

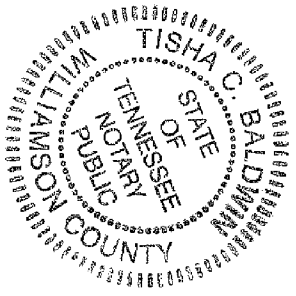
Music City Financial, LLC, a Tennessee Limited Liability Company

By: N. Vidal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

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



Notary Public

My commission expires: 11.28.26

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 7, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

