Karen Johnson Davidson County
Batch # 1153667 DEEDWARR
07/02/2024 09:59:34 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20240702-0049778

WARRANTY DEED

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: Nov 8 2027
(AFFIX SEAL)

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

File No.: P23-7395-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
HR Properties of Tennessee, a Tennessee General Partnership	NEW OWNER	117-10-0-047.00
(NAME)	(NAME)	
4219 Hillsboro Road, Suite 330		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Thousand And No/100 Dollars ($1,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW WILLIAMS, UNMARRIED, AND JEAN ANN BATCHA, FORMERLY KNOWN AS JEAN ANN WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 of Block No. 2 on the Plan of Woodmont Estates, as or record in Book 974, Page 29, Register's Office for said County.

Said Lot No. 2 fronts 138.3 feet on the Westerly side of Knollwood Road and runs back 245.8 feet on the Northerly line and 220 feet on the Southerly line to a dead line, measuring 170 feet thereon.

Being the same property conveyed to Matthew Williams and Jean Ann Williams, husband and wife, by Warranty Deed from William F. Carpenter, III and Clare Brunson Carpenter, and Frances McWhirter Andrews, devisees of the Estate of Clare D. Carpenter, dated April 26, 2021 and recorded April 27, 2021, of record in Instrument No. 20210427-0055845, Register's Office of Davidson County, Tennessee. Grantors have since divorced pursuant to Final Decree of Divorce entered on December 21, 2023 in Docket No. 23D-544, Third Circuit Court for Davidson County, Tennessee. Neither Grantor has married since entry of the divorce.

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 3605 Knollwood Road, 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 successors 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 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.

Witness our hands this 28 day of June, 2024.

Matthew Williams

Jean Ann Batcha

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 Matthew Williams and Jean Ann Batcha, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of June, 2024.

My Commission Expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON