Karen Johnson Davidson County
Batch# 1160650 DEEDWARR
07/22/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20240722-0054947

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $541,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marcus Wilson and Tia Wilson	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME) 4570 Clarksville Pk.	(NAME)	05900001800
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert L. Batey and wife, Rita R. Batey** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Wilson and Tia Faye Wilson, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being two Tracts of land in the 13th formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

TRACT ONE: Beginning on the easterly margin of State Highway 112 or Clarksville Pike at a point north 437 feet from the northwest corner of the property conveyed to Henry W. Bowers, Jr. and wife, by Deed from R. B. Beal and wife, of record in Book 2597, Page 543, Register's Office for said County; thence south 56 deg. 15' east 300 feet to an iron pin; thence north 17 deg. 30' east 225 feet to an iron pin; thence north 71 deg. 00' west 300 feet to the easterly margin of State Highway 112 or Clarksville Pike; thence with the same southerly 150 feet to the beginning, containing 1.25 acres, more or less and described according to a survey made by George W. Watkins, surveyor, April 3, 1959.

TRACT TWO: Beginning at an iron pin at the northeast corner of the property of F.E. Merryman and wife, the same being the southeast corner of the property of R. P. Lanius et al, thence south with Merryman's eastern boundary 17 deg.. 30' west 225 feet to an iron pin on the north bank of a small branch which separates the boundaries of the properties of E.E. Morgan and wife, and F. E. Merryman and wife, thence easterly with said branch 53 deg. 30' south 80 feet to an iron pin; continuing easterly 72 deg. south 81.5 feet to an iron pin on the north bank of said branch; thence north 5 deg. east 256 feet to an iron pin; thence west 100 feet to the beginning, containing .70 acres more or less as described according to a survey made by Glen T. Jones on January 3, 1963.

Being the same property conveyed to Robert L. Batey and wife, Rita R. Batey, by virtue of that certain Warranty Deed dated January 31, 1995, and being of record at Book 9583, Page 199 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4570 Clarksville Pike Nashville, TN 37218
(House Number) (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 my hand this 19th day of July, 2024.

Robert L. Batey

Rita R. Batey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert L. Batey and Rita R. Batey**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 July 19, 2024.

Affiant Signature

7/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026