Karen Johnson Davidson County
Batch# 1185400 DEEDWARR
09/24/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,308.32
20240924-0074085

WARRANTY DEED

ZAMA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,600.00.

X Kara Tumbleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kara Tumbleston	Legacy Home Loans, LLC dba Steadfast Mortgage	Map: 131010D15200CO
(NAME) 5025 Hillsboro Pike; Apt. 18G	(NAME) 408 Highway 76	
(ADDRESS) Nashville, TN 37215	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($353,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANDREW GORDON BATSON AND JULIANNA BATSON FKA JULIANNA E. BASS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARA TUMBLESTON , AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 152 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with a 420% undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office, all to which reference is hereby made for more complete description of said unit.

Being the same property conveyed to Andrew Gordon Batson, an unmarried man and Julianna E. Bass, an unmarried woman, by deed from Ray Garwacki, Jr and Connie W. Garwacki, Husband and wife, of record in Instrument No. 20171020-0107698, dated October 17, 2017, Register's Office for said County. The said Julianna E. Bass is now known as Julianna Batson.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 4, said Register's Office; (3) Charter for Homeowner's Association of record in Book 5233, page 459, said Register's Office; (4) Sanitary Sewer Easement of record in Book 4308, page 575, Register's Office for said County; (5) Water and Sewer Services Easement of record in Book 4308, page 650; (6) Overhead Lines Easement of record in Book 7873, page 859

Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516 and Book 5211, page 345, Register's Office for said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike; Apt. 18G, 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 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 our hands this 24th day of September, 2024.

Andrew Gordon Batson

Julianna Batson

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 Andrew Gordon Batson and Julianna Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of September, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Jamie C. Polk, 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 September 24, 2024.

(AFFIANT) – Jamie C. Polk

09/24/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of September, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON