Karen Johnson Davidson County
Batch# 1213234 DEEDWARR
12/09/2024 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20241209-0095033

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FIFTY THOUSAND AND 00/100 ($350,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
2801 DELAWARE LLC (NAME)	**2801 DELAWARE LLC** (NAME)	**092 10 0 177.00**
2801 DELAWARE AVENUE NASHVILLE, TN 37209 (ADDRESS)	**209 WOODFORD PL NASHVILLE, TN 37215** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of December, 2024, the undersigned, **ROSLYN WILLIAMS, DOROTHY BATEY ON BEHALF OF DWIGHT BATEY WHO IS NOW DECEASED, BRENDA PEOPLES-GORDON, AND THE HEIRS AT LAW OF LORETTA CLERKLEY WHO IS NOW DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **2801 DELAWARE LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2801 DELAWARE AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of T.M. STEGER'S SECOND SUBDIVISION of part of the Matthew Barrow property, not of record.

Said Lot No. 56 fronts 70 1/2 feet on the Southerly side of Delaware Avenue, formerly Craft Street, and runs back with the Westerly margin of Twenty-Eighth Avenue, North, formerly Barrow Avenue, 150 feet to an alley, and shows 70 feet, more or less, on said alley.

Being the same property conveyed to Loretta Clerkley; Dwight Batey, Brenda Peoples and Roslyn Williams, each owning an undivided one-fourth interest as tenants in common by Quitclaim Deed from Annie B. Reasonover, an unmarried person, retaining a life estate unto herself, of record in Instrument No. 20010912-0099190, in the Register's Office for Davidson County, Tennessee, dated September 10, 2001 and recorded on September 12, 2001. The said Annie B. Reasonover died on April 11, 2024. Dwight Batey died on February 22, 2012, leaving as heirs, his wife, Dorothy A. Batey and son, Dwight Carlos Batey, Jr. Loretta Clerkley appears to have died on August 11, 2019, leaving as heirs, her children, Lesley J. Clerkley, Sr., Barbara Robinson, Minerva L. Allison, Roberta Evans and Arlene Clerkley.

Being the same property conveyed to Roland B. Reasonover and wife, Annie B. Reasonover by Warranty Deed from James C. Alderson and wife, Bernice C. Alderson, of record in Book 2957, Page 15, in the Register's Office for Davidson County, Tennessee, dated August 24, 1959 and recorded on August 26, 1959. The said Roland B. Reasonover died on August 29, 2000, leaving Annie B. Reasonover as surviving tenant by the entirety.

*Note: Loretta Clerkley died on or about August 11, 2019 in Grand Blanc, Michigan. Loretta Clerkley was predeceased in death by her husband Willie Clerkley Sr.. Loretta Clerkley had no children. Loretta Clarkley was predeceassed in death by her father Roland B. Reasonover. Roland B. Reasonover died on or about August 29, 2000 in Nashville, Tennessee. He was surived by his wife Annie B. Reasonover. The said Annie B. Reasonover died on or about April 11, 2024. The next known heirs at law are Dwight Batey, Brenda Peoples-Gordon, and Roslyn Williams.

Dwight Batey died on or about February 22, 2012 in Riverdale, Georgia. He was survived by his wife, Dorothy Batey.

Dorothy Batey, Brenda Peoples-Gordon, and Roslyn Williams as the remaining heirs of Loretta Clerkley all join as Grantors herein of the ¼ interest of Loretta Clerkley.

Dorothy Batey as sole heir joins as Grantor herein of the ¼ interest of Dwight Batey.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, this instrument has been executed this 4th day of December, 2024.

GRANTOR: LORETTA CLERKLEY (DECEASED)

SIGNER: Roslyn Williams
TITLE: Heir of the Estate of Loretta Clerkley

GRANTOR: ROSLYN WILLIAMS

SIGNER: Roslyn Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, a Notary Public of the aforesaid authority, **ROSLYN WILLIAMS,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, who upon oath acknowledged herself to be an **HEIR OF THE ESTATE OF LORETTA CLERKLEY**, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of December, 2024.

Notary Public My Commission Expires

IN WITNESS WHEREOF, this instrument has been executed this 4th day of December, 2024.

GRANTOR: LORETTA CLERKLEY (DECEASED)

SIGNER: Brenda Peoples-Gordon
TITLE: Heir of the Estate of Loretta Clerkley

GRANTOR: BRENDA PEOPLES-GORDON

SIGNER: Brenda Peoples-Gordon

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRENDA PEOPLES-GORDON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, who upon oath acknowledged herself to be an **HEIR OF THE ESTATE OF LORETTA CLERKLEY**, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of December, 2024.

Notary Public My Commission Expires

IN WITNESS WHEREOF, this instrument has been executed this 4th day of December, 2024.

GRANTOR: LORETTA CLERKLEY (DECEASED)

Dorothy Batey

SIGNER: Dorothy Batey

TITLE: Heir of the Estate of Loretta Clerkley

GRANTOR: DWIGHT BATEY (DECEASED)

Dorothy Batey

SIGNER: Dorothy Batey

TITLE: Surviving Spouse of Dwight Batey

STATE OF Georgia)
COUNTY OF Clayton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DOROTHY BATEY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, who upon oath acknowledged herself to be an **HEIR OF THE ESTATE OF LORETTA CLERKLEY**, who upon oath acknowledged herself to be the **SURVIVING SPOUSE OF DWIGHT BATEY**, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of December, 2024.

Shantee M. Spann — Notary Public

Dec. 30, 2027 — My Commission Expires

Shantee M Spann
NOTARY PUBLIC
Newton County, Georgia
My Commission Expires
December 30, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 24th, 2024

Affiant Signature

12/04/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4th day of December, 20 24.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY