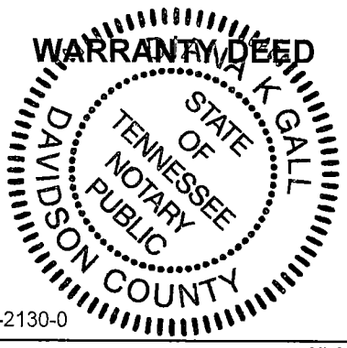
WARRANTY DEED



Y-SH-24-2130-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Adam Christopher Loeffler and Philip Ray Loeffler	New Owner	
(NAME)	(NAME)	**070-08-0-125.00**
2130 Gains Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXINE ANDERSON, A WIDOW AND MINUS BATEY, III, MARRIED AND JOSEPH BATEY, MARRIED AND PRISCILLA TALLEY, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM CHRISTOPHER LOEFFLER, A MARRIED MAN, AND PHILIP RAY LOEFFLER, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, state of Tennessee as follows, to wit

Being Lots Nos 63 and 64 in Haynie's Free Silver Plan of lots as of record in Book 161, Page 76, register's office for said county

Said Lots Nos 63 and 64 front together 50 feet on the Southwesterly side of Gaines Street, and run back between parallel lines 125 feet to an alley

Being the same property conveyed to Minus Batey and wife, Hattie M Batey, by installment deed from Isaac Barnett and wife, Fanny C Barnett, of record in Book 3075, Page 265, register's office for Davidson County Tennessee

The said Minus Batey having since died, leaving Hattie M Batey as the surviving tenant by the entirety

Being the same property conveyed to Maxine Anderson, Married, Minus Batey, III, Married, Joseph Batey, Married and Priscilla Talley, Married, as tenants in common by Quitclaim Deed from Hattie M Batey, unmarried of record in Instrument No 20161115-0120269 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 15, 2016

Subject property having never been said grantors primary or marital residence

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 76, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2130 Gains Street, Nashville, Tennessee 37207**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1214646 **DEEDWARR**
12/11/2024 10 22 22 AM 2 pgs
Fees $13 00 Taxes $888 00

20241211-0096125

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2024

Maxine Anderson

Minus Batey, III

Joseph Batey

Priscilla Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXINE ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th of December, 2024

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINUS BATEY, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th of December, 2024

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH BATEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th of December, 2024

Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRISCILLA TALLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th of December, 2024

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028