Karen Johnson Davidson County
Batch# 1222988 DEEDWARR
01/03/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250103-0000541

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of December, 2024

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew Batey (NAME)	SAME AS NEW OWNER (NAME)	150-14-0B-001.00 CO
2804 Oakmont Court (ADDRESS)	(ADDRESS)	
Champaign, IL 61821		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Integrity Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Batey**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Hamilton Church Subdivision, Phase I, of record as Instrument No. 20050831-0104380 as corrected Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to INTEGRITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHELE DODSON F/K/A MICHELE JOHNSON, A MARRIED WOMAN, of record as Instrument No. 20210326-0040222, dated March 22, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 3276 Hamilton Church Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of December, 2024

Integrity Properties, LLC

BY: _____
Jonathan Bradley Watts, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Jonathan Bradley Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Integrity Properties, LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Integrity Properties, LLC as Sole Member.

Witness my hand and official seal, this the 31st day of December, 2024

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 12/31/24.

Date

Celia Stewart Rouse

Affiant Signature

12/31/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31st day of December, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY