Karen Johnson Davidson County
Batch# 1223151 DEEDWARR
01/03/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $10,408.10
20250103-0000750

WARRANTY DEED

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 09/21/25

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,813,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF December, 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: Hunter Batson	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	144-13-0-018.00
(ADDRESS)	(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, **Eric Eyken-Sluyters and Amy Nickin, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Batson,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Chickering Estates, Section I, of record in Plat Book 2663, Page(s) 86 and 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Eyken-Sluyters and Amy Nickin by Warranty Deed from R.L. Moore, Trustee of The 4338 Chickering Trust, dated March 09, 2022 of record in Instrument No. 20220916-0103698 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 16, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of 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 4338 Chickering Ln Nashville, TN 37215
(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 31st day of December, 2024.

Eric Eyken-Sluyters
Signed with Stavvy

Eric Eyken-Sluyters

Amy Nickin
Signed with Stavvy

Amy Nickin

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eric Eyken-Sluyters and Amy Nickin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2024.

Jared M Hood
Signed with Stavvy

Notary Public

My Commission Expires: 2/ 2/2028

JARED M HOOD
State of Tennessee Notary Public
County of Franklin
My Commission Expires February 2, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, **Jared M Hood,** do hereby make oath that I am 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 31, 2024.

12/31/2024

Date

Affiant

STATE OF TENNESSEE
COUNTY OF Warren

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

Notary Signature
My Commission Expires:

