Karen Johnson Davidson County
Batch # 1223244 DEEDWARR
01/06/2025 09:33:48 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20250106-0000865

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jake Wells and Lauren Wells 2106 Riverside dr. Nashville TN 37216	VIP Mortgage 9221 E VIA DE VENTURA Scottsdale, AZ 85258	072-11-0-137.00

THIS INDENTURE, made this 31 day of December, 2024 between

Kerry Bateman, a married man

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Jacob Wells and Lauren Wells, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 135 on the map showing sub-division of the Waters Place on Maxey Lane, as of record in Book 332, Pages 136 and 137, Register's Office for said Davidson County, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Kerry Bateman by Quitclaim Deed dated 8/16/2007 from Cheryl B. Martin and E.D. Bateman, Jr., Co-Executors of the Estate of Aetna Pearl Parham Bateman of record in Instrument No. 20070823-0100587, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2106 Riverside Dr., Nashville TN 37216.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Kerry Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kerry Bateman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of December, 2024.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $412,000.00.

Affiant

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

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027