This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1228787 DEEDWARR
01/22/2025 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250122-0004901

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DANIEL S. BATEMAN, Trustee ANNE M. BATEMAN, Trustee DANIEL S. BATEMAN AND ANNE M. BATEMAN TRUST AGREEMENT dated October 2, 2014 1115 Smokewood Way Nashville, TN 37221	SAME	156-05-0A-055.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Mariah Kathryn Medlin
AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this January 22, 2025.

Noley Roberts
Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, DANIEL S. BATEMAN and ANNE M. BATEMAN, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DANIEL S. BATEMAN and ANNE M. BATEMAN, Trustees of the DANIEL S. BATEMAN AND ANNE M. BATEMAN TRUST AGREEMENT, dated October 2, 2014, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this January 24, 2024.

By: _____
DANIEL S. BATEMAN

_____
ANNE M. BATEMAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL S. BATEMAN and ANNE M. BATEMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 24, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 55, Section 2, Phase I, on the Plan of Harpeth Village, a Planned Unit Development of record in Instrument No. 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, in the 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 DANIEL S. BATEMAN and ANNE M. BATEMAN, husband and wife, by Warranty Deed of record from DAWN E. SEARS and SCOTT D. TRACY, heirs and beneficiaries of the Estate of Carol A. Tracy, in Instrument No. 20201118-0135599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DANIEL S. BATEMAN and ANNE M. BATEMAN, husband and wife, by Scrivener's Affidavit of record from DAWN E. SEARS and SCOTT D. TRACY, heirs and beneficiaries of the Estate of Carol A. Tracy, in Instrument No. 20201118-0135599 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1115 Smokewood Way, Nashville, Tennessee 37221.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 January 24, 2024 (date of document).

Signature

January 22, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of January 2025.

Noley Roberts
Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028