PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1277322 DEEDWARR
05/23/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250523-0041062

Ivey Title, LLC Ref: (DL) Title No.: 64035
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jaclin Batt 992 Todd Preis Drive Nashville, TN 37221	Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 142050D04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Compton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jaclin Batt, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. N-406, together with the carport designated N-406-C, of River Plantation, Section Four, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 16, 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joy Kieffer, unmarried, and Linda Compton, unmarried, by Cash Deed for Tennessee from Shaun Donovan, the Secretary of Housing and Urban Development of Washington D.C., dated November 27, 2012 and recorded on November 28, 2012, of record in Inst. No. 20121128-0108939, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 21, 2013, recorded march 25, 2013, of record in Inst. No. 20130325-0029213, said Register's Office, subject property was conveyed ot Joy Kieffer and Linda Compton as joint tenants with right of survivorship. The said Joy Kieffer has since died, leaving Linda Compton as surviving joint tenant with right of survivorship.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 16, 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Inst. No. 20050128-0010626, Inst. No. 20050602-0062760, Inst. No. 20210707-0091247, By Laws in Book 4892, page 456, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of River Plantation Section Four Condominium Homeowners' Association of record in Inst. No. 20050415-0042394, said Register's Office; Easement to Piedmont Natural Gas Company of record in Inst. No. 20230413-0027088, said Register's Office.

This is improved property, known as 992 Todd Preis Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2025.

Linda Compton

State of Tennessee

County of Davidson

On this 23rd day of May, 2025, before me the undersigned authority, personally appeared Linda Compton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 23 day of May, 2025.

Notary

My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 23 day of May, 2025.

Affiant Signature

Date 5-23-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027