WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278545 DEEDWARR
05/29/2025 07:32:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250529-0041939

Y-C-25-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Keith Battle, Jr	**Same as New Owners**	
(NAME)	(NAME)	
208 Calypso Ct		**150-03-0-221.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSEY R ANDERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS KEITH BATTLE, JR, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Harbor Landing, Section 2, of record in Plat Book 6250, Page 352, 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 Richard E. Hutton and wife, Terri T. Hutton by Warranty Deed from Michael A. Nugent and wife, Gwendolvn L. Nugent of record in Book 8914, page 613, Register's Office for Davidson County, Tennessee, dated August 19, 1992 and recorded on April 13, 1993.

Being the same property conveyed to Terri Jo. Hutton by Quitclaim Deed from Richard Earl Hutton of record in Book 10202, page 874, Register's Office for Davidson County, Tennessee, dated September 23, 1996 and recorded on September 25, 1996 and Affidavit of Heirship recorded on May 8, 2025 in Instrument No. 20250508-0035931.

Said Terri Jo Hutton having died on December 22, 2024 and being survived by her daughter, Lindsey R Anderson. See Affidavit of Heirships filed in Instrument No. 20250508-0035931 and in Instrument No. 20250529004193 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 352, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6319, Page 65, in the Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Davidson county, Department of Water and Sewerage Services of record in Book 8127, Page 741, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Calypso Ct, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~27th~~ 28th DAY OF MAY, 2025.

Lindsey R Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY R ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 28th of May, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. EVANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 May 28, 2025 (date of document).

Stephanie Woodall
Affiant Signature

Date May 28, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of May, 2025.

Notary's Signature

My Commission Expires:

