Karen Johnson Davidson County
Batch # 1290756 DEEDWARR
06/27/2025 10:11:07 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20250627-0050760

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$525,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSCAR RANDOLPH BATSON, JR.	**SAME**	**104-05-0-284.00**
(NAME)	(NAME)	
P. O. BOX 92098		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARIANNE WALL BRANTLY AND SAMUEL DAVID BRANTLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **OSCAR RANDOLPH BATSON, JR.,** 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. 314, and southerly 10 feet to Lot No. 315 as shown on the map entitled the Plan of Richland Realty Co.'s First Addition to Subdivision "B", of record in Plat Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 314 and part of Lot No. 315 front together 70 feet on the westerly side of Bowling Street and run back between parallel lines with the northerly margin of an alley, 210 feet to an alley in the rear.

Being the same property conveyed to FRED W. WALL AND WIFE, FANNIE MAI WALL, by deed from HILDA TEAGUE LEACH, of record in Book 2156, Page 591, dated August 10, 1953, said Register's Office. FRED WALL ALSO KNOWN AS FREDDIE WILLIE WALL having since died on or about November 5, 1948 leaving FANNIE MAI WALL as surviving tenant by the entirety. FANNIE MAI WALL having since died testate on or about January 20, 2002. Pursuant to the Last Will and Testament of FANNIE MAI WALL filed in the Probate Court for Davidson County, Tennessee, Docket No. 02P629, said property was devised to her son CARLTON DEWEY WALL. CARLTON DEWEY WALL having since died testate on or about April 17, 2023. Pursuant to the Last Will and Testament of CARLTON DEWEY WALL filed in the Probate Court of Davidson County, Tennessee, Docket No. 23P-953 said property is to administered as part of his probate estate under the control of MARIANNE WALL BRANTLY, EXECUTRIX OF THE ESTATE OF CARLTON DEWEY WALL. Further being the same property conveyed to MARIANNE WALL BRANTLY, by quitclaim deed from MARIANNE WALL BRANTLY, EXECUTRIX OF THE ESTATE OF CARLTON DEWEY WALL, of record in Instrument No. 20240226-0012749, dated February 9, 2024, said Register's Office.

This is the same description as prior deed.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 332, page 174 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **123 BOWLING AVENUE, NASHVILLE, TN 37205**
(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 our hands this 19 day of June, 2025.

Marianne Wall Brantly
MARIANNE WALL BRANTLY

Samuel David Brantly
SAMUEL DAVID BRANTLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARIANNE WALL BRANTLY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of June, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SAMUEL DAVID BRANTLY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of June, 2025.

My commission expires: **My Commission Expires 11/17/2027**

MISTY WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Misty Willis
Notary Public