WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293838 DEEDWARR
07/03/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20250703-0052894

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Batson Quality Homes, Inc.	Frank Batson Quality Homes, Inc.	096-06-0-114.00
(NAME)	(NAME)	
120 Donelson Pk ste 101	120 Donelson Pk ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **Phyllis McFolin, an unmarried woman and Patrick Ryan McFolin and Carolyn M. York**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Frank Batson Quality Homes, Inc.**, hereinafter called the GRANTEE(S), his/her/their 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. 190, on the Plan of Clover Hill Subdivision, Section IV, of record in Book 2133, Page 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles I. Myers and wife, Juanita W. Myers by Warranty Deed from William R. Henry and wife, Mary Ann S. Henry, dated 06/28/1994, of record in Book 9395, Page 994, Register's Office for Davidson County, Tennessee.

The said Charles I. Myers died on 10/10/2015, leaving the said Juanita W. Myers the sole surviving tenant by the entirety.

The said Juanita W. Myers died intestate on 09/11/2018, leaving the said Carolyn York, Administrator of the estate of Juanita Wilson Myers, deceased, as his/her sole heirs at law as evidenced in File No. 2018PR436, Probate Court Clerk's Office for Wilson County, Tennessee.

Being the same property conveyed to Phyllis McFolin and Patrick Ryan McFolin by Executor Deed from Carolyn York, Administrator of the estate of Juanita Wilson Myers, deceased, dated 03/31/2021, of record in Instrument No. 20210406-0045358, Register's Office for Davidson County, Tennessee.

The said Juanita Wilson Myers having since died intestate leaving Carolyn York and Phyllis McFolin as her sole heirs. The above mentioned probate is closed.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 2937 Sinbad Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of July, 2025.

Phyllis McFolin

Patrick Ryan McFolin

Carolyn M. York

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis McFolin and Patrick Ryan McFolin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2025.

Notary Public:
My Commission Expires: 1.31.29

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn M. York, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2025.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 1,2025.

Lissa Groom
Affiant
Date: July 1, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON