Karen Johnson Davidson County
Batch# 1311392 DEEDWARR
08/18/2025 02:17:30 PM 9 pgs
Fees: $48.00 Taxes: $2,427.20
20250818-0065767

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $656,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2025.

Notary Public
My commission expires: 01/30/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 8132 Cloverland Dr Trust	**New Owner**	**17206003900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Waverly D. Crenshaw, Jr., Administrator of the Estate of Ethel H. Battle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 8132 Cloverland Dr Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 22, Plan of Harvard Estates, Section 4, of record in Book 4675, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Frank Battle and wife, Ethel H Battle, by Warranty Deed from Charles B Palmer, unmarried, dated October 23, 1978, of record in Book 5354, Page 814, in the Register's Office for Davidson County, Tennessee. Frank Battle died September 30, 2015, leaving Ethel H Battle as the sole surviving tenant. Ethel H Battle died intestate on February 29, 2024. By Agreed Order to Sell Real Property entered on 7/30/25 In The Estate of Beatrice Hines Battle, No. 24P-664, Seventh Circuit Court for Davidson County, Tennessee, a copy of which is appended hereto as Exhibit A, Waverly D. Crenshaw, Jr., the duly appointed Administrator of said Estate, was authorized to sell the hereinabove described property and distribute the proceeds to the heirs at law of the Estate of Ethel Beatrice Hines Battle.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8132 Cloverland Dr, Nashville, TN 37211.

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 in 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.

Date: 8/14/25

Waverly D. Crenshaw, Jr.
Administrator for the Estate of Ethel H. Battle

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Waverly D. Crenshaw, Jr.** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Administrator for the Estate of Ethel H. Battle and that he is authorized by Administrator for the Estate of Ethel H. Battle to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of August 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION)

IN THE ESTATE OF:	)	
	)	
ETHEL BEATRICE HINES BATTLE,	)	**No. 24P-664**
	)	
Deceased.	)	
	)	
WAVERLY D. CRENSHAW, JR.	)	
	)	
Petitioner.	)	

AGREED ORDER TO SELL REAL PROPERTY

By the signatures below, the heirs to the Estate of Ethel Beatrice Hines Battle ("Decedent") hereby agree that the Administrator, Waverly D. Crenshaw, Jr. ("Administrator"), shall be permitted to sell the real property located at 8132 Cloverland Drive, Nashville, Tennessee 37211.

Whereupon, from the signatures below, and from the entire record, the Court finds that:

1. Waverly D. Crenshaw, Jr. was appointed as Administrator to the Estate of Ethel Beatrice Hines Battle by the Order dated March 27, 2024.

2. Ethel Beatrice Hines Battle died on February 29, 2024 at the age of 90 years (the "Decedent"). The Decedent died intestate.

3. Frank Battle, the spouse of the Decedent, predeceased the Decedent on September 10, 2015.

4. At the time of her death, the Decedent was a resident of Davidson County, Tennessee, residing at 8132 Cloverland Drive, Nashville, Tennessee 37211, which Decedent and her spouse owned as tenants by the entirety pursuant to a Warranty Deed dated October 24, 1978. Said real property is described as follows:

Land in Davidson County Tennessee, being Lot No. 22 on the Plan of Harvard Estates, Section 4, as of record in Book 4675, page 153.

Said Lot No. 22 fronts 297.32 feet on the northerly side of Cloverland Drive and extends back 265.71 feet on the westerly line and 272.85 feet on the easterly line, to a dead line measuring 300.98 feet thereon.

Being the same property conveyed to Frank Battle and wife, Ethel H. Battle, by Warranty Deed from Charles B. Palmer, unmarried, as of record in Book 5354, Page 814, Register's Office for Davidson County, Tennessee.

This is improved property known as: 8132 Cloverland Drive, Nashville, Tennessee 37211.

5. The heirs at law to the Estate, at the time of the Decedent's death, were Zelda Ruth Turner and Joseph E. Hines, III. On April 27, 2025, Joseph E. Hines, III passed away, leaving a Last Will & Testament. Accordingly, the heirs at law are now Zelda Ruth Turner and the Estate of Joseph E. Hines, III. See T.C.A. §31-3-108.

6. Zelda Ruth Turner has signed a *Durable Mandate for Financial Management* of Zelda Ruth Turner, filed with this Court on March 27, 2024, showing that Tammy Turner has authority to act on behalf of Zelda Ruth Turner in financial matters, including the signing of this Agreed Order.

7. The Executor to the Estate of Joseph E. Hines, III is Tommie Steen Loving Hines (referred to as "Administratrix" pursuant to Louisiana law), and has authority to sign this Agreed Order.

8. The real property located at 8132 Cloverland Drive, Nashville, Tennessee 37211 passed by operation of law to the heirs at law to the Estate.

9. The sale of the real property is necessary in order to liquidate and distribute the proceeds to the heirs at law.

10. The heirs at law desire that the Administrator be permitted to sell the real property

and distribute the proceeds to the heirs at law in his capacity as Administrator to the Estate of the Decedent.

It is, therefore, ORDERED, ADJUDGED and DECREED by the Court:

That the Administrator be permitted to sell the real property located at 8132 Cloverland Drive, Nashville, Tennessee 37211 and distribute the proceeds to the heirs at law of the Estate of Ethel Beatrice Hines Battle.

IT IS SO ORDERED.

[signature page to follow]

APPROVED FOR ENTRY:

Stacey Schlitz (BPR# 022933)
Schlitz Law
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
(615) 646-8740 phone
(615) 646-8745 fax
sschlitz@schlitzlaw.com
Attorney for Estate of Ethel Beatrice Hines Battle

Tommy Steen Loving Hines

Tommy Steen Loving Hines, Administratrix
Estate of Joseph E. Hines III
5216 Robinson Drive
Alexandria, LA 71301

Zelda Ruth Turner
c/o Tammy T. Turner, Atty in Fact
6407 Day Spring Drive
The Colony, TX 75056

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been sent first-class mail and electronic mail to:

Waverly D. Crenshaw, Jr.
c/o SchlitzLAW
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Tommy Steen Loving Hines, Administratrix
Estate of Joseph E. Hines III
5216 Robinson Drive
Alexandria, LA 71301

And via e-mail to:

Zelda Ruth Turner
c/o Tammy T. Turner, Atty in Fact
6407 Day Spring Drive
The Colony, TX 75056
T22864@gmail.com

This 30th day of July, 2025.

Stacey Schlitz

Case Title: CRENSHAW V BATTLE

Case Number: 24P664

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/14/25 (date of document).

Jennifer Russell
Affiant Signature

8/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

