This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10082

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, is $229,000.00

Sworn to and subscribed before me this 26 day of August, 2025.

Affiant

Notary Public

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Cynthia Marron 1226 Quail Road Nashville, TN 37214	New Owner	108-08-0D-016.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kecia Bateman fka Kecia Nichole Supak, a married woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Cynthia Marron, a single woman,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 16, Lot No. 20, on the Plan of Quail Valley, Section 3, Phase V, as of record in Plat Book 5200, page 435, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kecia Nichole Supak, an unmarried woman and Gregory Talbot Simpkins, a married man, tenants in common with right of survivorship by Warranty Deed from Hobbs Music Valley Land LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201123-0137389, Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 23, 2020. Gregory Talbot Simpkins died on or about March 10, 2025, leaving Kecia Nichole Supak the surviving tenant.

This is improved property known as **1226 Quail Road, Nashville, TN 37214.**

Raymond Bateman spouse of Kecia Bateman joins this conveyance to convey any marital interest he may have in the property.

Karen Johnson Davidson County
Batch# 1315323 DEEDWARR
08/27/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20250827-0068544

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 26 day of August, 2025.

Kecia Bateman
Kecia Bateman

Raymond Bateman
Raymond Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kecia Bateman and Raymond Bateman, the within named bargainors, with whom I am personally acquainted (or proved their identities to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2025.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **August 26, 2025**.

Date

Affiant Signature

August 26, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **August**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)