BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1315635 DEEDWARR
08/28/2025 10:53:50 AM 2 pgs
Fees: $13.00 Taxes: $4,324.44
20250828-0068937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,168,768.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Graham Godfrey and Elizabeth Nelson	Renasant Bank	Map: 08415018000
(NAME) 2333 Selma Ave.	(NAME) 2001 Park Place North Suite 150	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND NO/100 DOLLARS ($1,168,768.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK BATSON QUALITY HOMES, INC., A TENNESSEE CORPORATION,

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

ELIZABETH NELSON, UNMARRIED WOMAN AND GRAHAM GODFREY, UNMARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 2 on the Plan of the Final Plat 84 Fairway Drive, as of record in Instrument No. 20240822-0064494, Register's Office for said County.

Being part of the same property conveyed to Frank Batson Quality Homes, Inc., by deed from Gary Cheatham, Joe Vaughn, Linda Williams, and Johnny Anderson, Trustees of Donelson Heights United Methodist Church and Gary Cheatham, Trustee Chair and Melissa Cheatham, Treasurer of Donelson

Heights United Methodist Church, of record in Instrument No. 20240905-0068513, dated September 5, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20240822-0064494, said Register's Office.

Sidewalk Easement and/or Right of Way of record in Instrument No. 20180629-0062823, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2333 Selma Ave., Nashville, TN 37214
(House No.) (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 27th day of August, 2025.

Frank Batson Quality Homes, Inc.

BY: _____
Frank C Batson
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Frank Batson Quality Homes, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of August, 2025.

My Commission Expires: 2.2.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON