This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24668-DJ

Karen Johnson Davidson County
Batch# 1318954 DEEDWARR
09/05/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250905-0071071

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2025.

Notary Public
My Commission Expires:

SAMANTHA WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-29-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amber Straw 2416 Dennywood Drive Nashville TN 37214	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	084-12-0-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kaitlyn H. Bateman, fka Kaitlyn Michelle Hitchcock and Aleq Bateman, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amber Joy Straw, a single woman**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 138, Maplecrest, according to survey and plat of same appearing of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kaitlyn Michelle Hitchcock and Aleq Bateman, wife and husband by Warranty Deed from HJL Properties, GP, a Tennessee general partnership (successor in interest by merger with HJL, LP, a Tennessee limited partnership), dated November 24, 2021, recorded on December 2, 2021, of record in Instrument No. 20211202-0159549, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **2416 Dennywood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of September, 2025.

GRANTOR:

Kaitlyn H. Bateman

Aleq D. Bateman

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kaitlyn H. Bateman and Aleq D. Bateman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of September, 2025.

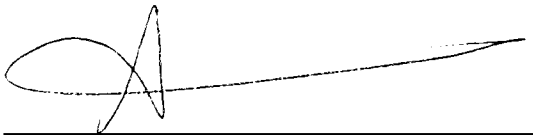
CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission expires: 1-15-29

202509050071071

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 09/03/2023.



Affiant Signature

09/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/03/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal