39B

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson
Batch # 1330277
10/03/2025 02 26 49 PM
Fees $13 00 Taxes $4,347 50
Davidson County
DEEDWARR
2 pgs
20251003-0079138

Ivey Title, LLC Ref (LM) Title No 64194
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Raines Battle 2805 Brightwood Avenue Nashville, TN 37212	Legends Bank 310 N First St Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 11704023300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Wilson and Niki Wilson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Raines Battle, single** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Wilson and Niki Wilson, husband and wife, by Warranty Deed from Samuel F. Hartley and Alyssa A Hartley, husband and wife, dated May 21, 2021, and recorded on May 24, 2021, of record in Instrument No. 20210524-0070242, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2025, and subsequent years, All matters shown in the Plan of record in Book 421, page 101, said Register's Office Restrictive Covenant for Accessory Dwelling Detached Historical of record in Instrument No 20221110-0120743, said Register's Office

This is improved property, known as 2805 Brightwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 29 day of September, 2025.

Michael Wilson

Niki Wilson

State of California

County of Placer DN

On this 29th day of September, 2025, before me the undersigned authority, personally appeared Michael Wilson and Niki Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 10/18/2028

DIEM NGUYEN
Notary Public - California
Sacramento County
Commission # 2501123
My Comm. Expires Oct 18, 2028

State of ~~Tennessee~~ DN California

County of ~~Davidson~~ DN Placer

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,175,000 00

Affiant

Sworn and subscribed before me this 29th day of September, 2025

Notary

My Commission Expires 10/18/2028

DIEM NGUYEN
Notary Public - California
Sacramento County
Commission # 2501123
My Comm. Expires Oct 18, 2028