Name and Address of New Owner:
Realty Capital Credit Corp.
1577 Eden Rose Place
Nolensville, TN 37135

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4241

Karen Johnson Davidson County
Batch# 1341469 DEEDWARR
11/03/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20251103-0087205

Map & Parcel No: 061-10-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donald Batey and Debra Batey, husband and wife, and Maricia Harris, a married woman,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Realty Capital Credit Corp., a Tennessee Corporation**"the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of W. C. Hagan's Resubdivision of Lots Nos. 59, 60, 109 and 110 in Maplewood Heights, as of record in Book 974, Page 51, Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the north side of Virginia Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to James Henry Hall and wife, Juanita Hall, by Installment Deed from Charles L. Francis, unmarried, of record in Book 2637, Page 296, Register's Office of Davidson County, Tennessee, dated February 8, 1957, and recorded February 11, 1957.

The said James Henry Hall died on or about April 14, 1979, leaving Juanita Hall as the surviving tenant by the entirety. The said Juanita Hall died testate on or about August 26, 2024. Her estate being probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 259302. The said property being vested in Ronnie Garton (erroneously listed as "Carton" in will), Marica Harris, Donald Batey, and Debbie Batey. The said Ronnie Garton having since died on September 5, 2023.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as **801 Virginia Avenue, Nashville, Tennessee 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of October, 2025.

Debra Batey (SEAL)
Debra Batey

Donald Batey (SEAL)
Donald Batey

Maricia Harris (SEAL)
Maricia Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debra Batey, Donald Batey, and Maricia Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2025.

TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
ASHLYNN HENGEMIHLE

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristen Vorder
(Affiant)

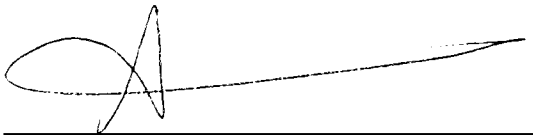
RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC

Sworn to and subscribed before me this
30th day of October, 2025.

Rachel Marie Collins
Notary Public
My commission expires: 3-21-2028

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 10/30/2025.



Affiant Signature — Date: 10/30/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/30/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal