Karen Johnson
Batch # 1369069
01/12/2026 12:22:43 PM
Fees: $13.00 Taxes: $1,258.00
Davidson County
DEEDWARR
2 pgs
20260112-0002674

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phil Krison 3853 Edwards Avenue Nashville, TN 37216	Phil Krison 3853 Edwards Avenue Nashville, TN 37216	061100-074.00

THIS INDENTURE, made this 9th day of January, 2026 between

Kerry M. Bateman and wife, Wanda Bateman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Phil Krison, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Maplewood Heights, of record in Plat Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kerry M. Bateman and Wanda A. Bateman, a married man and a married woman by Special Warranty Deed dated 12/20/2011 from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20120105-0000979, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3853 Edwards Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Kerry M. Bateman

Wanda Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kerry M. Bateman and Wanda Bateman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 9th day of January, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $340,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of January, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027