Name and Address of New Owner:
Edmund Hadley, III
8460 Coopertown Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1385144 DEEDWARR
02/25/2026 09:33:21 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20260225-0014885

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 141 06 0A 022.00

## 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, **Lorene E. Batts, a single person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edmund Hadley, III, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 51, on the Plan of Revised, Section One, Poplar Ridge, of record in Book 7900, page 206, as amended in Book 2392, Page 973, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lorene E. Batts, unmarried by Warranty Deed dated November 14, 1994 from Karl E. Haury, Jr. and wife, Judy B. Haury, recorded November 16, 1994, in Book 9522, Page 42-44, in the Official Records of Davidson County, Tennessee.

This property is known as **7516 Dove Valley Drive, Nashville, TN 37221**

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2026.

Lorene E. Batts (SEAL)
Lorene E. Batts

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson

On this 20th day of February, 2026, before me personally appeared Lorene E. Batts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2026.

DANANNA DURRETT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/22/2030
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 01-22-2030

**AFFIDAVIT OF VALUE**

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 $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 20th day of February, 2026.

Notary Signature
My commission expires: 7/15/28

JERI N. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY