Karen Johnson Davidson County
Batch# 1431862 DEEDWARR
06/10/2026 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $2,497.50
20260610-0052667

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9019-BG

STATE OF TENNESSEE
COUNTY OF Davidson

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas G. Pappas **1714 Rosewood Avenue** **Nashville, TN 37212**	**New Owner**	083 05 0 326.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kelly P. Bilbrey, Individually and as Administrator of the Estate of Vance Carlton Batts, Jr., Clay Kevin Batts, Paula B. Appleby, and Wayne A. Batts, all as heirs-at-law of the Estate of Vance Carlton Batts, Jr.** ("Grantor"), transfer and convey unto **Thomas G. Pappas, an unmarried man** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 53 on the Plan of F. O. BEAZLEY'S SUBDIVISION of BLOCK "C", DOUGLASS PLACE, as of record in Plan Book 2, Page 66, Chancery Court at Nashville.

Said Lot No. 53 fronts 50 feet on the Southerly side of Calvin Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Gloria C. Batts (Chambliss), by Quitclaim Deed from Otis Chambliss, dated September 15, 1983 and recorded on October 13, 1983 in Book 6156, Page 519, Register's Office for Davidson County, Tennessee. The said Gloria C. (Batts) Chambliss died testate on May 03, 2003, devising this property to Vance C. Batts. See Probate Case No. 04P-731, Davidson County Seventh Circuit Court, Probate Division. The said Vance C. Batts died December 31, 2025 intestate, leaving Kelly P. Bilbrey, Clay Kevin Batts, Paula B. Appleby, and Wayne A. Batts as his only heirs-at-law. See Probate Case 26P283, Davidson County Seventh Circuit Court, Probate Division.

Being the same property conveyed to Gloria C. Batts, a single person, by Special Warranty Deed from the Administrator of Veterans' Affairs, an Officer of the United States of America, dated December 23, 1969 and recorded on January 19, 1970 in Book 4392, Page 353, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1310 Calvin Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/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 Grantee, 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 8th day of June, 2026.

GRANTOR:

Estate of Vance Carlton Batts, Jr

By: _____
Kelly P. Bilbrey, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly P. Bilbrey, Administrator of Estate of Vance Carlton Batts, Jr, 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 8 day of June, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

_____
Kelly P. Bilbrey, Individually

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly P. Bilbrey, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 day of June, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

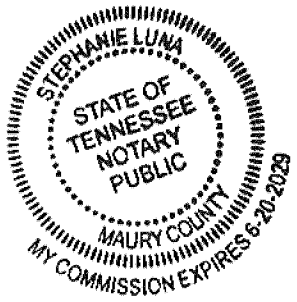
Wayne A. Batts

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wayne A. Batts, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2026.

Notary Public
My Commission expires: 6/20/29



Clay Kevin Batts

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clay Kevin Batts, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of June, 2026.

Notary Public
My Commission expires: 11/17/2029

Paula B. Appleby

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paula B. Appleby, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of June, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Certificate of Authenticity

I, Alli Pinkston, do hereby make oath that I am a licensed attorney and/or 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 **June 3, 2026**.

Date

Alli P

Affiant Signature

6/9/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County