Karen Johnson Davidson County
Batch# 1466837 DEEDWARR
09/02/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20260902-0081044

**Name and Address of New Owner:**
Billy Batson
113 Golf Club Lane, Condo 1
Springfield, TN 37172

**This Instrument Prepared By:**
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

**Send Tax Statements To:**
New Owner

**Map & Parcel(s):**
042 10 0 019.00

## WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila M. Carroll, Administratrix of The Estate of Mary Kathleen Carroll**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Billy Batson, a married man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of SECTION NUMBER 2, SHERRY HEIGHTS, of record in Pat Book 2331, Page 69, Register's Office of said County. Said Lot No. 30 fronts 106.7 feet on the Easterly side of Port Drive and runs back between Lines, 318 feet on the Northerly line, which is a broken line, on which it measures 55.1 feet, and 304.7 feet on the Southerly line to a dead line in the rear.
>
> Being the same property conveyed to Noble R. Carroll and wife, Mary Kathleen Carroll, by Warranty Deed from Robert S. Moon and wife, Eunice B. Moon, of record in Book 4070, Page 823, in the Register's Office of Davidson County, Tennessee, dated September 15, 1966, and recorded on October 24, 1966. The said Noble R. Carroll died intestate on April 8, 2013 leaving Mary Kathleen Carroll as the surviving tenant by the entirety. The said Mary Kathleen Carroll died intestate on January 14, 2017, and pursuant to Order Appointing Administratrix of the Estate of Mary Kathleen Carroll, in the Probate Court of Sumner County, Tennessee, the Administratrix of said estate was given the authority to sell the subject property without the joinder of the devisees. Sheila M. Carroll was appointed Administratrix of the Estate of Mary Kathleen Carroll as evidenced by Letters of Administration issued by the County Clerk of Sumner County, Tennessee, dated April 14, 2026.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 103 Port Drive, Nashville, TN 37115

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS my hand this 26 day of August, 2026.

The Estate of Mary Kathleen Carroll

By: _____
Sheila M. Carroll, Administratrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26 day of August, 2026, before me personally appeared Sheila M. Carroll, Administratrix of The Estate of Mary Kathleen Carroll, 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 26 day of August, 2026.

_____
Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $253,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this the 26 day of August, 2026.

_____
Notary Public
My Commission Expires: 5/20/29

ASHLEY ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **8/26/26**.

Date

Affiant Signature

**8/27/26**
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **27th** day of **August**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029
Date

Notary's Seal (if on paper)

