Karen Johnson Davidson County
Batch# 1467515 DEEDWARR
09/02/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20260902-0081445

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Ajuana Battle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of AUGUST, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ajuana Battle	NEW OWNER	26-07-0-067.00
(NAME)	(NAME)	
105 Heathcote Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261209

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kelsey Presson and Devan Presson, wife and husband** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ajuana Battle, aka Ajuana Sloss, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 173 on the Plan of Windsor Green, Phase I, Section III, a planned unit development of record in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kelsey Presson and Devan Presson, wife and husband, by Warranty Deed from Marsha Jean Price, an unmarried woman, dated 11/15/2022 and filed of record in Inst. No. 20221117-0122261, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 6406, Page 929 and Book 6406, page 972, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to easements appearing of record in Book 6117, page 290; Inst. No. 20080115-0004603; Book 4377, page 94; Book 6636, page 824 and Book 7410, page 996, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 105 Heathcote Court, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27 day of August, 2026

Kelsey Presson

Devan Presson

STATE OF Tennessee
County OF Sumner

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

Witness my hand, ~~at office~~, this 27th of August, 2026.

Notary Public
My Commission Expires: 3/21/29

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **August 27, 2026**.

Date

Affiant Signature

8/28/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027