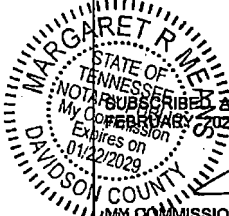


BK/PG: WD130/590-591
26000193

2 PGS : WARRANTY DEED	
JENNY BROCKETT	29555 - 26000193
02/17/2026 - 01:15:53 PM	
VALUE	40000.00
MORTGAGE TAX	0.00
TRANSFER TAX	148.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	161.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF OVERTON
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$40,000.00.
	
	<p><i>S. Batson</i> Affiant</p> <p>AND SWORN TO BEFORE ME, THIS THE <u>13</u> DAY OF <u>February</u></p> <p><i>[Signature]</i> Notary Public</p> <p>MY COMMISSION EXPIRES: _____ (AFFIX SEAL)</p>

BG-FSBO-26-0

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen B. Batson, II	<i>same as new owner</i>	
(NAME)	(NAME)	
4636 Lebanon Pk #187		0580-C-048.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA L. BATSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN B. BATSON, II, A SINGLE MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **OVERTON COUNTY, STATE OF TENNESSEE**, described as follows, to wit:

Land in Clay County, Tennessee, being Lot 61C, as appears on the Final Plat of Swan Ridge Lake Resort, L.L.C., Phase I, now known as The Pointe at Dale Hollow, of record at Book P1, page 175, Register's Office, Clay County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Brenda L. Batson and Stephen B. Batson, husband and wife by Warranty Deed from DH Development, LLC, a Delaware limited liability company of record in Book WD111, Page 87, Register's Office for Clay County, Tennessee, dated December 10, 2018 and recorded on December 14, 2018.

The said Stephen B. Batson having since died on November 17, 2025 leaving Brenda L. Batson as the surviving tennant by the entirety.

This conveyance is subject to:

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book P1, Page 173 and 174 and P1, Page 175 and 176, Register's Office for Clay County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Pointe at Dale Hollow Subdivision of record in Book 87, page 245; Book 145, page 543; and Book 109, page 745, Register's Office for Clay County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is unimproved property known as: 0 Walleye Lot 61C, Cellina, Tennessee 38568.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs 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.

TRANSFERRED
MAP 580 G C CM P48.00
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

Witness my/our hand(s) this the 13 DAY OF FEBRUARY, 2026.

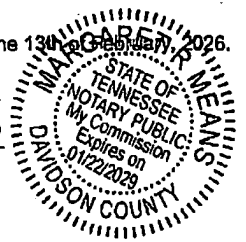
Brenda L. Batson
Brenda L. Batson

STATE OF TENNESSEE
COUNTY OF OVERTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA L. BATSON, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of February, 2026.

[Signature]
Notary Public
My Commission Expires: _____
(SEAL)

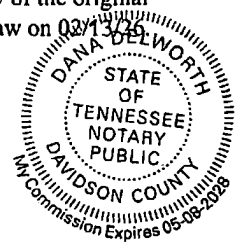


RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 02/13/26.

[Signature]
Affiant Signature February 17, 2026



State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 17th day of February, 2026.

[Signature]