# WARRANTY DEED

Karen Johnson Davidson County
Batch# 425533 DEEDWARR
06/24/2020 02:40:26 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20200624-0068338

Y-BR-20-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

**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) |
|---|---|---|
| **Damon Aulston** | **New Owner** | |
| (NAME) | (NAME) | **131-12-0-102.03** |
| **1113 Battery Ln** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37220-1032** | | |
| (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, **JUSTIN WENZEL AND ALISON WENZEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAMON AULSTON**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of the J. T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the Southerly margin of Battery Lane, at the intersection of same at a point in the line between Lots Nos. 8 and 20; thence South 2 degrees 59 minutes West 325.4 feet; thence North 70 degrees 38 minutes West 159.8 feet; thence North 3 degrees 41 minutes East 276.7 feet to the Southerly margin of Battery Lane; thence with the same South 88 degrees 26 minutes East 150 feet to the beginning.

Included but excluded therefrom is that portion of property conveyed to State of Tennessee by deed from Richard Braun recorded as Instrument No. 20111104-0086258, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at the point of intersection of the existing South margin of Battery Lane and the West boundary of the Aubly B. Harwell, Jr., Trustee, property, said point of intersection being 30.00 feet right of Batter Lane proposed centerline station 90+55.21; thence with said West boundary South 08 degrees 03 minutes 29 seconds West 15.01 feet to a point, said point being 45.00 feet right of Battery Lane proposed centerline station 90+54.80; thence with the proposed South margin of said road North 83 degrees 31 minutes 22 seconds West 150.23 feet to a point, said point being 45.00 feet right of Battery Lane proposed centerline station 89+04.56; thence with the East boundary of the Robin Springs Condominiums property North 09 degrees 11 minutes.02 seconds East 15.02 feet to a point, said point being 30.00 feet right of Battery Lane proposed centerline station 89+05.27; thence with said existing margin Easterly 150 feet more or less to the point of beginning, containing 2251 square feet.

Being the same property conveyed to Justin Wenzel and Alison Wenzel, husband and wife, by Warranty Deed from Jay A. Montgomery and Kelly E. Montgomery, husband and wife, of record in Instrument No. 20160225-0017958, Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 25, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record in Book 4306, Page 278, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 Battery Ln, Nashville, Tennessee 37220-1032**.

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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2020.

Justin Wenzel

Alison Wenzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN WENZEL, the within named bargainor, 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 15th of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON WENZEL, the within named bargainor, 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 15th of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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