Karen Johnson Davidson County
Batch# 638772 DEEDWARR
05/18/2021 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210518-0066966

BOX 10-A

WARRANTY DEED

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF May, 2021.

Claire H Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cal Max Properties, LP	new owner	
(NAME)	(NAME)	
1011 A Battery Lane	11775 Fox Hill Rd	131 12 0S 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Baxter TN 38544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **KRISTIN J. TANT, TRUSTEE OF THE 1011 BATTERY LANE TRUST DATED FEBRUARY 6, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAL MAX PROPERTIES, LP,** 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:

A certain unit in Davidson County, Tennessee, being known and designated as Unit No. A of 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1011 Battery Lane Homes, a Horizontal Property Regime, of record in Instrument No. 20140520-0043290, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements set forth in said Declaration.

Being part of the same property conveyed to Kristin J. Tant, Trustee of the HMT Trust U/A/D February 6, 2013, by Warranty Deed from Allan Robert Sharp, Jr. and wife, Yvonne R. Sharp, of record in Instrument No. 20140515-0041996, in the Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 05, 2014.

Being part of the same property conveyed to Kristin J. Tant, Trustee of The 1011 Battery Lane Trust dated February 6, 2013, by Quitclaim Deed from J. Matthew Tant, of record in Instrument No. 20140604-0048591, in the Register's Office for Davidson County, Tennessee, dated May 10, 2014 and recorded on June 04, 2014.

Being the same property conveyed to Kristin J. Tant, Trustee of The 1011 Battery Lane Trust dated February 6, 2013, by Quitclaim Deed from Kristin J. Tant, Trustee of The HMT Trust U/A/D February 6, 2013, of record in Instrument No. 20171023-0108367, in the Register's Office of Davidson County, Tennessee, dated September 28, 2017 and recorded on October 23, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved x
This is improved _ property, known as 1011 A Battery Lane, Nashville, TN 37220
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 13th day of May, 2021

THE 1011 BATTERY LANE TRUST DATED FEBRUARY 6, 2013

BY: Kristin J. Tant, Trustee

KRISTIN J. TANT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kristin J. Tant with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The 1011 Battery Lane Trust Dated February 6, 2013 and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 13th day of May, 2021.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

Notary Public

True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

