Karen Johnson Davidson County
Batch# 729882 DEEDWARR
10/04/2021 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $6,844.63
20211004-0133257

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,849,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2021-1611

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander David Sevilla	**Same as owner**	131-12-4D-001.00-CO
(NAME)	(NAME)	
1040A Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Larry D. Glass and wife, Charlotte D. Glass, as tenants by the entirety as to a one-half undivided interest and Evin Pat Vann and wife, Daryl B. Vann, as tenants by the entirety, as to a one-half undivided interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander David Sevilla and Yesenia Braga Sevilla, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 1040 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181130-0117249 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gregg and Rains Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Pamela Lee Beazley, unmarried, of record in Instrument No. 20180809-0078740, Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 09, 2018.

Being a portion of the same property conveyed to Larry D. Glass and wife, Charlotte D. Glass, as tenants by the entirety, as to a one-half undivided interest, and Evin Pat Vann and wife, Daryl B. Vann, as tenants by the entirety, as to a one-half undivided interest, being held as tenants in common by Warranty Deed from Gregg and Rains Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190909-0090903 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20181116-0112827, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1040 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record as Instrument No. 20181130-0117249, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1040 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181130-0117249, Register's Office of Davidson County, Tennessee. Charter of 1040 Battery Lane Townhomes Homeowners Association, Inc. of record in Instrument Number 20181204-0118348, in the Register's Office for Davidson County, Tennessee. Shared Driveway Easement and Maintenance Agreement of record in Instrument Number 20200713-0076478, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20201104-0129339, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 1040 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/our hand(s) this 29 DAY OF September 2021.

Larry D. Glass

Charlotte D. Glass

Evin Pat Vann

Daryl B. Vann

STATE OF Kentucky
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Larry D. Glass and wife, Charlotte D. Glass and Evin Pat Vann and wife, Daryl B. Vann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of September, 2021.

Kimberley Glass
Notary Public

My commission expires: July 27, 2025

(SEAL)

KIMBERLEY GLASS
NOTARY
My Comm. Expires
July 27, 2025
Comm. #KYNP30925
PUBLIC
STATE AT LARGE, KENTUCKY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 September 30, 2021.

Signature
Date: September 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of September, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD