Karen Johnson Davidson County
Batch# 803710 DEEDWARR
02/10/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $44.40
20220210-0015686

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $12,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2577LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Navigated Technologies, LLC, a Tennessee limited liability company	Same as the new owner	
PO Box 120607		132 10 0 070.00
Nashville, TN 37212-0607		

FOR AND IN 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,

S. KURT DENNY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NAVIGATED TECHNOLOGIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 Lot 18, on the Plan of Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, Register's Office for said County, Tennessee.

LESS AND EXCEPT: (Book 1976, Page 241)

Land in the 7th, formerly the 11th, Civil District of said County, being part of Lot No. 18 on the plan of Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, May 17, 1951, as follows:

Beginning at a point on the Northerly margin of Battery Lane 135 feet Easterly from the Southwest corner of the property conveyed to H. Wilson Estes and wife, Elisabeth R. Estes by deed from Anne S. Benedict, of record in book 1682, page 507, said Register's Office; thence North 2° 45' East 475 feet to a point; thence South 70° 30' East 262 feet to an iron pin on the Westerly margin of a 50-foot proposed roadway; thence with the Westerly margin of said roadway, South 2° 45' West 460 feet to an iron pin on the Northerly margin of said Battery Lane; thence with the Northerly margin of said Battery Lane, Westwardly 266.5 feet to the beginning, containing 2.87 acres, more or less.

LESS AND EXCEPT: (Book 2011, Page 407)

Land in Davidson County, Tennessee, being in the 7th, formerly the 11th, Civil District, and beginning in the Northerly margin of Battery Lane at the Southeast corner of the property conveyed to C. Andrew Ellner by Anne S. Benedict by deed of record in Book 1677, Page 247, Register's Office for said County; thence North 2 degrees 45 minutes East 506 feet to an iron pin; thence South 70 degrees 30 minutes East 135 feet to an iron pin; thence South 2 degrees 45 minutes West 506 feet to an iron pin in the North margin of Battery Lane; thence with said margin of said Lane Westwardly 135 feet to the point of beginning.

LESS AND EXCEPT: (Book 7286, Page 236)

Being a parcel of land situated in Davidson County, Tennessee, said parcel being a portion of the Anne S. Benedict property and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot One Curtiswood Estates, Section Two, recorded in Plat Book 5200, page 371, Register's Office for Davidson County, Tennessee;

Thence along the Southerly line of said Lot, S 73° 23' 48" E, a distance of 155.79 feet to a point;
Thence, S 1° 54' 08" W, a distance of 56.85 feet to a point;
Thence, N 71° 59' 24" W, a distance of 51 feet to a point;
Thence, N 71° 18' 10" W, a distance of 106.30 feet to a point;
Thence, N 1° 59' 03" E, a distance of 51.52 feet to the point of beginning and containing 0.188 acres of land, more or less.

LESS AND EXCEPT: (Warranty Deed in Instrument No. 20070116-0005920)

Land located in the City of Oak Hill, Davidson County, Tennessee, being a part of Lot No. 18 on the Map of Oak Hill Subdivision No. 1, as of record in Plat Book 547, page 49, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at an iron rod in the North margin of Battery Lane, said point being the Southwest corner of this described parcel, the Southeast corner of Selby and Ana Puertas as described in Instrument No. 20060830, Page 0107100, said Register's Office; thence leaving the North margin of Battery Lane along the East line of Puertas North 5 degrees 57 minutes 17 seconds East 467.95 feet to an iron rod in the South line of Elwood Davis (Trustee) as of record in Instrument No. 20040311, Page 0028297, said Register's Office; thence with said South line of Davis (Trustee), the North line of this tract, South 66 degrees 57 minutes 06 seconds East 53.35 feet to an iron rod in the West line of Mary Jean Hamilton, as recorded in Deed Book 9298, Page 512, said Register's Office; thence, with Hamilton's West line South 6 degrees 04 minutes 57 seconds West 452.88 feet to an iron rod in the North margin of Battery Lane, the Southeast corner of this tract; thence, with said margin with a curve to the right, having a radius of 620.91 feet, a delta of 4 degrees 36 minutes 50 seconds, a length of 50.00 feet to the point of beginning, containing 23266.3 square feet, 0.53 acres, more or less, according to a survey prepared by R.L. Montoya-Land Surveying, Inc., P. O. Box 471, Goodlettsville, TN 37070-0471, dated November 10, 2006.

Being part of the same property conveyed to S. Kurty Denny, by Final Decree Confirming Sale from Clerk and Master of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20120309-0020934, in the Register's Office of Davidson County, Tennessee, dated November 16, 2011 and recorded on March 09, 2012. See also Corrected Final Decree Confirming Sale recorded in Instrument No. 20120309-0020935.

Being part of the same property conveyed to Mrs. Anne S. Benedict, by Deed from A.B. Benedict, of record in Book 1389, Page 422, in the Register's Office of Davidson County, Tennessee, dated May 07, 1946 and recorded on May 14, 1946. The said Anne S. Benedict died testate on November 05, 1958, leaving her children, Andrew B. Benedict, Jr. and Grace Benedict Paine as her heirs at law. See Last Will and Testament recorded in Book 71, Page 131.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 49.

This is unimproved property known as 0 Battery Lane, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1st day of February, 2022.

S. Kurt Denny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, S. KURT DENNY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 2022.

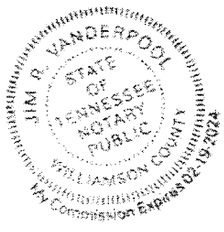
Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

I Lisa Allard, 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 February 1, 2022.

Lisa Allard, Affiant February 1, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 1, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024