This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15996-AP

Karen Johnson Davidson County
Batch# 835896 DEEDWARR
04/07/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20220407-0040242

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.

Katherine Warren
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES APRIL 23, 2024

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul R. Padawer, Trustee of William B. Skudder Revocable Living Trust 1111 Batey Drive Nashville, TN 37204	New Owner	131-12-1B-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Range Construction, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paul R. Padawer, Trustee of William B. Skudder Revocable Living Trust**, hereinafter called the Grantee, it's successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of Homes at 1113 Batey Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 1113 Batey Drive, a horizontal property regime with private elements, of record in Instrument No. 20210305-0029425, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1113 Batey Drive, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the plan of record in Book 2083, page 88, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Range Construction LLC, a Tennessee limited liability company by Warranty Deed from Darrell T. Lambert and Deborah H. Lambert and Allison E. Lambert, dated January 28, 2021, recorded January 29, 202 I, of record in Instrument No. 20210129-0013628, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Darrell T. Lambert and Deborah H. Lambert, husband

and wife and Allison E. Lambert, unmarried, as tenants in common with right of survivorship by Warranty Deed from James Michael Barnett, married and Gloria Jean Barnett, unmarried, dated November 30, 2020, recorded December I, 2020, of record in Instrument No. 20201201-01 39395, said Register's Office; and further, being a portion of the property conveyed to Arnold Barnett and wife, Bonnie M. Barnett by Warranty Deed from Joe L. Hooper and wife, Mildred B. Hooper, dated July I, 1986, recorded July 7, 1986, of record in Book 6908, page 937, said Register's Office. The said Arnold Barnett having since died on March 11, I 992, property vesting in Bonnie M. Barnett by operation of law as sole surviving heir in the entirety. The said Bonnie M. Barnett having since died on February 17, 2020, property passing to James Michael Barnett and Gloria Jean Barnett as devisees under the Last Will and Testament of Bonnie M. Barnett, probated under Docket No. 20P-392, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property located at: **1111 Batey Drive, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2022.

GRANTOR:

Range Construction, LLC,
a Tennessee limited liability company

By: _____
Jeremy Lyons, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Lyons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Range Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

_____
Notary Public
My Commission expires: 3/3/2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/31/22 (date of document).

Jennifer L. Pennell

3/31/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

