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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13521-BW

Karen Johnson Davidson County
Batch# 900343 DEEDWARR
08/08/2022 10:55:38 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220808-0089899

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00.

M Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2022

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
842 Battery Lane, LLC	New Owner	
54 North Main St.		132-10-0-050.00
Southampton, NY 11968		
(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, **Michael F. Rochelle and wife, Susan S. Rochelle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **842 Battery Lane, LLC**

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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A lot or parcel of land in the 7th, formerly the 11th , Civil District of said County, being part of Lot No. 3 on the Plan of John Overton's property, as of record in Book 421, Page 160, Register's Office for said County; and being Lot No. 6 on the Map of W.M. Farris' Subdivision, not of record (now recorded in Plat Book 1424, page 27), described according to a survey made by H.B. Fowlkes, May, 1946, as follows:

Beginning on the Northerly margin of Battery Road, at a point 500 feet, East of the Southeast corner of Lot No. 18 of the Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, said Register's Office, being the corner of Lots No. 5 and 6; thence with said road, Eastwardly 114 feet to the corner of Lots No. 6 and 7; thence with the line between said two lots, Northwardly 384 feet to a parcel marked "reserved"; thence with the Southerly line of said reserved strip, Westwardly 114 feet to the Easterly line of Lot No. 5; thence with the line between said Lots No. 5 and 6, Southwardly 384 feet to the beginning, containing 1.006 acres, more or less.

Being the same property conveyed to M.B. Rochelle and wife, Elaine W. Rochelle, by deed from Willis M. Farris, Jr. and wife, Mary H. Farris, dated August 8, 1947, recorded in Book 1512, Page 624, Register's Office for said County.

Elaine W. Rochelle died June 28, 1994, leaving M.B. Rochelle as the surviving tenant by the entirety.

Mac Brown Rochelle having died April 04, 2010 testate and pursuant to Last Will and Testament, of record in the Davidson. County, Tennessee Probate Court as Case No. 10P720, devised subject property to Michael Frank Rochelle.

Being the same property conveyed to Michael F. Rochelle and wife, Susan S. Rochelle by Quitclaim deed from Mac Ellis Rochelle and Michael Frank Rochelle, Co-Executors of the Estate of Mac Brown Rochelle, deceased, of record in Instrument No. 20110803-0059655 Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on August 03, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **842 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, 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 our hands this the 5th day of August, 2022.

Michael F. Rochelle

Susan S. Rochelle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael F. Rochelle,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan S. Rochelle,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY