WARRANTY DEED

Karen Johnson Davidson County
Batch# 941293 DEEDWARR
11/15/2022 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $9,065.00
20221115-0121768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

James L Horrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 TH DAY OF NOV, 2022

Notary Public

MY COMMISSION EXPIRES: .

5/14/24

(AFFIX SEAL)

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MST 2022-0547

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
James Horrar and Krista Brooks-Horrar	NEW OWNER	131-12-4E-001.00-CO
(NAME)	(NAME)	
1042A 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, I/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, each one-half interest being held as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Horrar and Krista Brooks-Horrar, 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 No. A on the Horizontal Property Regime for 1042 Battery Lane Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181130-0117250, as amended in Instrument No. 20210920-0125592, Register's Office for Davidson County, Tennessee, and shown on the Plat attached as Exhibit "C" to the Amendment to the Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes, of record as Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

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, each one-half 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. 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 1042 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record as Instrument No. 20181130-0117250, as amended in Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee. Assignment of Developer's Rights under Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes of record in Instrument Number 20210920-0125591, in the Register's Office for Davidson County, Tennessee. Charter of 1042 Battery Lane Townhomes Homeowners Association, Inc. of record in Instrument Number 20181204-0118349, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "C" to the Amendment to the Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes, of record as Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee. Shared Driveway Easement and Maintenance Agreement For 1040 Battery Lane Townhomes and 1042 Battery Lane Townhomes of record in Instrument Number 20200713-0076478, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1042A 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 10 DAY OF November, 2022.

Larry D. Glass

Charlotte D. Glass

Evin Vann

Daryl 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 Charlotte D. Glass, 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 10 day of November, 2022.

Notary Public

My commission expires: July 27, 2025

(SEAL)

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

STATE OF Kentucky
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Evin Pat Vann and 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 10 day of November, 2022.

Notary Public

My commission expires: July 27, 2025

(SEAL)

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

Tennessee Certification of Electronic Document

I, Robin White, 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 November 10, 2022 (date of document).

R J White
Affiant Signature

11 . 10 . 22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of November, 2022.

Christina Indrei
Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY