BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 961911 DEEDWARR
01/18/2023 09:58:02 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00

20230118-0004007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2023.

JOSEPH WILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

DM-EXIT-22-2500

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Springdale Development, LLC	Same as new Owner	
(NAME)	(NAME)	084-01-0-005.00
2500 21st Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMMY BATTENBERG AND LAWANNA ESTES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Dugger Heights, No. Two of record in Plat Book 1424, Page 135, 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 the same property conveyed to Lacey Foster Vantrease et ux, Eva Juanita Vantrease by Warranty deed from Bessie D. Hale et ux, Eva H. Hale of record in Book 3643, page 209, Register's Office for Davidson County, Tennessee, dated October 16, 1963 and recorded on October 18, 1963. (Value or consideration shown in aforementioned deed $11,000.00.) Lacey Foster Vantrease predeceased Eva Juanita Vantrease, who died on June 1, 2002. Last Will and Testament of Eva Juanita Vantrease was filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P1103.

Being the same property conveyed to Tammy Battenberg, as to a 2/3 share and Lawanna Estes, as to a 1/3 share, and subject to a life estate for Patrick D. Cole by Executor's Quitclaim deed from Bessie D. Hale, Executor for the Estate of Eva J. Vantrease of record in Instrument No. 20021127-0147521, Register's Office for Davidson County, Tennessee, dated November 11, 2002 and recorded on November 27, 2002. This conveyance pursuant to the Last Will and Testament filed under Case No. 02P1103 in the Probate Court of Davidson County, Tennessee.

The said Patrick D. Cole having since died on or around 06/09/2022, thus ending his life estate and vesting the property in the remandermen, Tammy Battenberg, as to a 2/3 share and Lawanna Estes, as to a 1/3 share. The above-described property has never been the principal marital residence for the grantor and his/her spouse.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 135, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2500 Sheridan Rd, Nashville, Tennessee 37206-1254**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF JANUARY, 2023.

Lawanna Estes

Lawanna Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWANNA ESTES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2023.

Notary Public
My Commission Expires:
(SEAL)

03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 13 DAY OF JANUARY, 2023.

Tammy Battenberg
Tammy Battenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY BATTENBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of January, 2023.

_____
Notary Public
My Commission Expires:
(SEAL)

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 13th day of January, 2023, by

Tammy Battenberg (name of person

acknowledging) .

Victoria L. Anton

(Official Notary Signature and Notary Seal)

VICTORIA L. ANTON
Notary Public State of Florida
My Commission Expires Aug. 8, 2024
Commission No. HH 1467

Victoria L. Anton

(Name of Notary Typed, Printed or Stamped)

____Personally Known OR ✓ Produced Identification

Type of Identification Produced

In DrLic

Attached to Warranty Deed dtd 1/13/2023

Signed by Tammy Battenberg and Lawanna Estes Nbr of Pages 4