Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2023.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1085685
12/27/2023 10:57:29 AM
Fees: $13.00 Taxes: $4,995.00

Davidson County
DEEDWARR
2 pgs

20231227-0099295

2023-417

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daryl Harrell and Lisa Carter	Same as new owner	
517 Battery Drive		131-12-0O-010.00CO
Nashville, TN, 37220		

WARRANTY DEED

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

Joshua Weber and Jennifer Weber, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daryl Harrell and Lisa Carter, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled Battery Park, of record in Instrument No. 20120726-0065866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Weber and Jennifer Weber, husband and wife by Warranty Deed from Ronald Allan Schroeder, Jr., and Carly Schroeder, husband and wife of record in Instrument No. 20200213-0016605, Register's Office for Davidson, Tennessee, dated February 11, 2020 and recorded on February 13, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **517 Battery Drive, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-MOO-23-517

Witness our hands this 20th day of December, 2023.

Joshua Weber

Jennifer Weber

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 Joshua Weber and Jennifer Weber, 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 Franklin, Tennessee, this 20th day of December, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

