Karen Johnson Davidson County
Batch# 1087916 DEEDWARR
01/03/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $7,381.50
20240103-0000617

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,995,000.00

Carmen Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF December, 2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia Joy Guyton	NEW OWNER	
(NAME)	(NAME)	
1011 B Battery Lane		131 12 0S 002.00
(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, WE, **NICHOLAS HAYLER, MARRIED AND KENNETH HAN AND DEBBIE HAN, HUSBAND AND WIFE, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY **THESE PRESENTS DO TRANSFER** AND CONVEY UNTO **OLIVIA JOY GUYTON, A MARRIED WOMAN, 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 B of 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140520-0043290, 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 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140520-0043290, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nicholas Hayler, Married and Kenneth Han and Debbie Han, Husband and Wife, as Tenants in Common, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee., of record in Instrument No. 20210715-0095145, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021 and recorded on July 15, 2021.

Property was never the martial residence for the grantors.

Kevin D. Montgomery herein signed as Attorney in fact for Nicholas Hayler. Said Power of Attorney is of record Instrument No20240103000061**6n Registers office for Davidson County, Tennessee.**

Kevin D. Montgomery herein signed as Attorney in fact for Kenneth Han and Debbie Han. Said Power of Attorney is of record Instrument No. 202401030000615 **Registers office for Davidson County, Tennessee.**

MO2023-1398

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1011 B 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 hand this 29 day of December, 2023

NICHOLAS HAYLER BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the **undersigned, a Notary Public in and for** said County and State, the within named Kevin D. Montgomery, to me known to be the **person who executed the foregoing** instrument on behalf of Nicholas Hayler and acknowledged that he executed the same **as the free act and deed of Nicholas** Hayler.

Commission expires:

Notary Public

Witness my hand this 29 day of December, 2023

KENNETH HAN BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

DEBBIE HAN BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kenneth Han and Debbie Han and acknowledged that he executed the same as the free act and deed of Kenneth Han and Debbie Han.

Commission expires:

Notary Public

MO2023-1398

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 29, 2023** (date of document).

Affiant Signature

January 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25