THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00 Carol Bateman Affiant Subscribed and sworn to before me, this 9th day of January, 2024. Sharon Brewer Notary Public My Commission Expires: 5/17/2024

Karen Johnson Davidson County
Batch # 1090110 DEEDWARR
01/10/2024 10:01:20 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20240110-0002050

SHARON BREWER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

WARRANTY DEED

Address New Owner: The Jacob Richard Bateman and Laurel Meriwether Bateman Living Trust Dated May 1, 2020 201 Sheffield Place Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-09-0A-010.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE KARL, A SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACOB RICHARD BATEMAN AND LAUREL MERIWETHER BATEMAN, TRUSTEES OF THE JACOB RICHARD BATEMAN AND LAUREL MERIWETHER BATEMAN LIVING TRUST DATED MAY 1, 2020,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 10 of Sheffield Condominiums a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 348, Register's Office of said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Leslie Karl, a single woman by Warranty deed from Nancy Sparrow and Betty Brown, as tenants in common with rights of survivorship of record in Instrument No. 20200210-0014962 Register's Office for Davidson County, Tennessee, dated February 3, 2020 and recorded on February 10, 2020.

This is improved property commonly known as: **201 Sheffield Place Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2024.

LESLIE KARL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 5th day of January, 2024.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-2026