NEW OWNER:
MARNIE M. BATTISTINI
6524 MERCOMATIC CT
NASHVILLE, TN 37209

SEND TAX BILLS TO:
CAPSTAR BANK
2002 RICHARD JONES ROAD, S-300A
NASHVILLE, TN 37215

Map & Parcel
102040M001.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 24-0132

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1110000 DEEDWARR
03/12/2024 09:00:55 AM 3 pgs
Fees: $18.00 Taxes: $3,699.63
20240312-0016928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($999,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARNIE M. BATTISTINI, a married woman,** ("Grantee") her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYFIVE-TWENTYFOUR MERCOMATIC COURT, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220519-0058356, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of SIXTYFIVE-TWENTYFOUR MERCOMATIC COURT, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220519-0058356, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a limited liability company, by Warranty Deed from CARYN DIANNE RASKIN, SUCCESSOR TRUSTEE OF CATE FAMILY PROTECTION TRUST DATED JANUARY 28, 2021 AND ALFRED P. CATE AND EUNICE N. CATE, dated April 28, 2022, and of record in Instrument No. 20220510-0053253, Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to CATE FAMILY PROTECTION TRUST, a revocable trust by Quitclaim Deed from Alfred P. Cate and wife, Eunice K. Cate, subject to the life estates retained in Alfred P. Cate and Eunice K. Cate, dated April 28, 2021, and of record in Instrument No. 20210528-0072278, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **6524 MERCOMATIC CT, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20220519-0058356, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of March, 2024.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: MEMBER

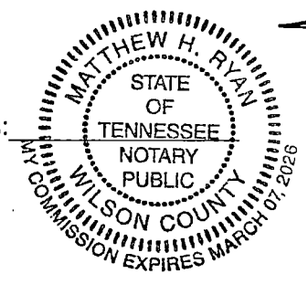
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 7th day of March, 2024.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$999,900.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of March, 2024.

NOTARY PUBLIC

My commission expires: 