Karen Johnson Davidson County
Batch# 1117009 DEEDWARR
04/01/2024 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20240401-0022462

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Sarah Mogelwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2024

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24.

(AFFIX SEAL)

MST 2024-0137

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilex Pounders and Sarah Pounders	Bank of America	131-12-4E-002.00-CO
(NAME)	(NAME)	
1042 Battery Lane Unit B	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Ft. Worth, TX 75063	
(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, **Larry D. Glass and wife, Charlotte D. Glass as tenants by the entirety, as to a one-half undivided interest, and Evin Pat Vann and wife, Daryl B. Vann as tenants by the entirety, as to a one-half undivided interest, each one-half interest being held as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ilex Pounders and Sarah Pounders, husband and wife,** 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 No. B on the Horizontal Property Regime for 1042 Battery Lane Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20181130-0117250, as amended in Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee, and shown on the Plat attached as Exhibit "C" to the Amendment to the Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes, of record in Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Larry D. Glass and wife, Charlotte D. Glass, as tenants by the entirety, as to a one-half undivided interest, and Evin Pat Vann and wife, Daryl B. Vann, as tenants by the entirety, as to a one-half undivided interest, each one-half interest being held as tenants in common by Warranty Deed from Gregg and Rains Building Group, LLC, a Tennessee limited liability company of record in Instrument Number 20190909-0090903, Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument Number 20181116-0112827, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20181130-0117250, as amended in Instrument Number 20210920-0125592, including Assignment of Developer's Rights under Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes of record in Instrument Number 20210920-0125591, Register's Office for Davidson County, Tennessee, Charter of 1042 Battery Lane Townhomes Homeowners Association, Inc. of record in Instrument Number 20181204-0118349, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "C" to the Amendment to the Declaration of Covenants, Conditions and Restrictions for 1042 Battery Lane Townhomes, of record in Instrument Number 20210920-0125592, Register's Office for Davidson County, Tennessee. Shared Driveway Easement and Maintenance Agreement For 1040 Battery Lane Townhomes and 1042 Battery Lane Townhomes of record in Instrument Number 20200713-0076478, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1042 Battery Lane Unit B, 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.

[Remainder of Page Intentionally left Blank]

Witness my/our hand(s) this 21 DAY OF March, 2024.

Larry D. Glass

Charlotte D. Glass by Larry D. Glass her AIF

Charlotte D. Glass by Larry D. Glass her Attorney-in-Fact

Evin Pat Vann by Larry D. Glass his AIF

Evin Pat Vann by Larry D. Glass his Attorney-in-Fact

Daryl B. Vann by Larry D. Glass her AIF

Daryl B. Vann by Larry D. Glass her Attorney-in-Fact

STATE OF Kentucky
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Larry D. Glass**, 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 office, this 21 day of March, 2024.

Notary Public

My commission expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky (SEAL)
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

STATE OF Kentucky
COUNTY OF Barren

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Larry D Glass, Attorney-in-Fact for Evin Pat Vann, Daryl B Vann and Charlotte D Glass**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Evin Pat Vann, Daryl B Vann and Charlotte D Glass, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 21 day of March, 2024.

Notary Public

My Commission Expires: 8/5/2027

(SEAL)

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

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 **March 21, 2024** (date of document).

Affiant Signature

April 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25