WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Jordan Caden Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2024.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1123193 DEEDWARR
04/16/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20240416-0026905

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7051-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jordan Caden Garrett and Chad Brandon Garrett		131-12-3A-001.00-CO
(NAME)	(NAME)	
1118 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Two Hundred Fifty Thousand And No/100 Dollars ($2,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1116 BATTERY LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JORDAN CADEN GARRETT AND CHAD BRANDON GARRETT, WIFE AND HUSBAND**, 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. A on the Plan of 1116 Battery Lane Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Exhibit "B" in the Declaration of Protective Covenants Conditions and Restrictions for 1116 Battery Lane Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) at Instrument No. 20220215-0017554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1116 Battery Lane LLC, a Tennessee Limited Liability Company by Warranty Deed from Jose Amden and spouse, Jessica Amden of record in Instrument No. 20211213-0164613 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 13, 2021 and Deed of Correction Recorded on January 25, 2022 and Instrument No. 20220125-0008942.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1118 Battery Lane, Nashville, TN 37220
(House No.) (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 successors 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 our hands this 15 day of April, 2024.

1116 Battery Lane LLC, a Tennessee Limited Liability Company

BY: _____
Billy Frank
President/Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Billy Frank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President/Chief Manager of 1116 Battery Lane, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as President/Chief Manager.

Witness my hand and official seal this the 15 day of April, 2024.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 15, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY