THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00 Affiant Subscribed and sworn to before me, this 17 day of April, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1124489 DEEDWARR
04/18/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20240418-0027895

WARRANTY DEED

Address New Owner: Forrest Pendleton Allen and Lindsey Fister Allen 1040 A Battery Lane Nashville, TN 37220	Send Tax Bills to: First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Information: Tax Parcel ID No. 131-12-4D-001.00-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, **ALEXANDER DAVID SEVILLA AND YESENIA BRAGA SEVILLA, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FORREST PENDLETON ALLEN AND LINDSEY FISTER ALLEN, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 1040 Battery Lane Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181130-0117249 and being shown on Plat attached thereto as Exhibit "C", 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 the same property conveyed to Alexander David Sevilla and Yesenia Braga Sevilla, husband and wife by Warranty Deed from 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 of record in Instrument No. 20211004-0133257 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 04, 2021.

This is improved property commonly known as: **1040 A Battery Lane Nashville, TN 37220**

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 17th day of April, 2024.

ALEXANDER DAVID SEVILLA

YESENIA BRAGA SEVILLA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER DAVID SEVILLA AND YESENIA BRAGA SEVILLA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of April 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 17th day of April, 2024.

Affiant Signature
Date 4-19-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

