THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447599

Karen Johnson Davidson County
Batch # 1132890 DEEDWARR
05/09/2024 11:56:07 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20240509-0034236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2024.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rogers 2024 Trust dated May 3, 2024 611 South Wilson Blvd. Nashville, TN 37215	New Owner	Tax Parcel ID No. 132 09 0N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Moore, Successor Trustee of the 944B Battery Lane Trust, dated September 25, 2019**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Sullivan, Trustee of the Rogers 2024 Trust dated May 3, 2024**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of BATTERY PLACE HOMEOWNERS ASSOCIATION, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing BATTERY PLACE HOMEOWNERS ASSOCIATION, a Horizontal Property Regime, of record in Instrument Number 20150828-0087419, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kathleen Moore, Successor Trustee of the 944B Battery Lane Trust, dated September 25, 2019, by Quitclaim Deed from Dwight P. Wiles, Trustee of the 944B, Battery Lane Trust, dated September 24, 2019, of record in Instrument No. 20240201-0007090, in the Register's Office of Davidson County, Tennessee, dated December 28, 2021 and recorded on February 01, 2024.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 29, 30 & 31 OF OAK HILL SUBDIVISION NO.1, as recorded in Plat Book 5200, Page(s) 659, Plat Book 547, Page 49.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150828-0087419.

This is improved property located at 944B Battery Lane Nashville TN 37220

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 8th day of May, 2024.

The 944B Battery Lane Trust, dated September 25, 2019

BY: _____ trustee
Kathleen Moore, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee of The 944B Battery Lane Trust, dated September 25, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

