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

CRT File No. 240447355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 08-07-2026

Karen Johnson
Batch # 1136577
05/20/2024 09:58:05 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20240520-0037117

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kara N. Gomes 1625 Marshall Hollow Drive Nashville TN 37203	New Owner	Tax Parcel ID No. 105-11-2D-045.00 CO

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, **Nicholas Batcha and Kelly Batcha, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kara N. Gomes, unmarried**, ("Grantee"), her 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 No. 45 on the plan of Southgate Station, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Southgate Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170726-0075875, amended in Instrument No. 20171130-0122369 and Supplemented in Instrument No. 20210129-0013221, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to NICHOLAS BATCHA AND KELLY SIMPKINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from BRADLEY JACOBS, of record in Instrument No. 20191217-0130114, dated December 11, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 105-11-2D-045.00 CO.

Matters shown on the Plan of record in Instrument No. 20171117-0118273, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170726-0075875 and amended in Instrument No. 20171130-0122369 and Instrument No. 20210129-0013221 , said Register's Office.

Restrictive Covenants contained in instrument of record in instrument No. 20160304-0021030, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances of record in I nstrument No. 20160304-0021056, said Register's Office.

This is improved property located at 1625 Marshall Hollow Drive Nashville TN 37203

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 13th day of May, 2024.

Nicholas Batcha

Kelly Batcha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Batcha and Kelly Batcha, 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.

Witness my hand, at office, this 13th day of May, 2024.

Notary Public

My Commission Expires: _____

