THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241048982** Karen Johnson Davidson County Batch # 1198683 DEEDWARR 10/30/2024 11:38:03 AM 2 pgs Fees: $13.00 Taxes: $5,916.30 20241030-0083527	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,599,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2024. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: The Hagan Family Trust 1246 Battlefield Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 08 4F 001.00

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, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Howard Hagan and Theresa Ann Hagan, Trustees of The Hagan Family Trust dated August 9, 2016**, ("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. 1246 of 1246 & 1248 BATTLEFIELD DRIVE, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1246 & 1248 BATTLEFIELD DRIVE, a Horizontal Property Regime, of record in Instrument No. 20220715-0081502, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Dodd Development Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Rhonda Dixon, Single, of record in Instrument No. 20220114-0005958, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on January 14, 2022.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALECREST NO. 2 BLOCK "G", as recorded in Plat Book 1424, Page 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220715-0081502.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMS For Regulated Residential Infill recorded in Instrument No. 20240318-0018409.

Easement recorded in Book 4782, Page 702 and Book 10732, Page 686.

This is improved property located at 1246 Battlefield Drive Nashville TN 37215

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 28th day of October, 2024.

Dodd Development Group, LLC

BY: Beth Dodd, Member
Beth Dodd, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Dodd, with whom I am personally acquainted, and who acknowledged themselves to be Member of Dodd Development Group, LLC the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Member.

Witness my hand, at office, this 28th day of October, 2024.

Notary Public
My Commission Expires:

