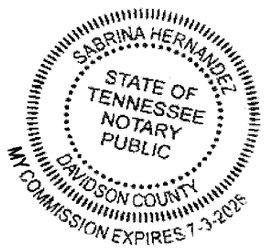
Karen Johnson Davidson County
Batch# 1220862 DEEDWARR
12/27/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20241227-0100447

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2024. Notary Public My commission expires: 7-3-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Douglas Properties, LLC	New Owner(s)	132-10-0-050.00
1100 Clover Hill Lane		
Knoxville, TN 37922		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **842 BATTERY LANE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A lot or parcel of said County, being part of Lot No. 3 on the Plan of John Overton's property, as of record in Book 421, Page 160, Register's Office for said County; and being Lot No. 6 on the Map of W.M. Farris Subdivision, not of record (now recorded in Plat Book 1424, page 27), described according to a survey made by H.B. Fowlkes, May, 1946, as follows:

Beginning on the Northerly margin of Battery Road, at a point 500 feet, East of the Southeast corner of Lot No. 18 of the Oak Hill Subdivision No. 1, as of record in Book 547, Page 49, said Register's Office, being the corner of Lots No. 5 and 6; thence with said road, Eastwardly 114 feet to the corner of Lots No. 6 and 7; thence with the line between said two lots, Northwardly 384 feet to a parcel marked "reserved"; thence with the Southerly line of said reserved strip, Westwardly 114 feet to the Easterly line of Lot No. 5; thence with the line between said Lots No. 5 and 6, Southwardly 384 feet to the beginning, containing 1.006 acres, more or less.

Being the same property conveyed to 842 Battery Lane, LLC by Warranty Deed from Michael F. Rochelle and wife, Susan S. Rochelle of record in Instrument No. 20220808-0089899 Register's Office for Davidson County, Tennessee, dated August 05, 2022 and recorded on August 08, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 842 Battery Lane, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2024.

842 Battery Lane LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of 842 Battery Lane LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

27th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100447