Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250149843

Karen Johnson Davidson County
Batch # 1236528 DEEDWARR
02/12/2025 10 04 47 AM 2 pgs
Fees $13 00 Taxes $3,422 50
20250212-0010642

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 10th day of February, 2025.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela M. Park and Michael E. Park, Trustees 1537 Battlefield Dr, Unit A Nashville TN 37215	New Owner	Tax Parcel ID No. 117 08 0O 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, **Ari P. Surdoval and Roschelle M. Surdoval, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MICHAEL E. PARK and ANGELA M. PARK, Trustees, MICHAEL E. PARK REVOCABLE LIVING TRUST, dated May 28, 2008; and ANGELA M. PARK and MICHAEL E. PARK, Trustees, ANGELA M. PARK REVOCABLE LIVING TRUST, dated May 28, 2008** ("Grantees"), its 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 (of Lot No. 45 of Galecrest No. 2 Block "G" of record in Plat Book 1424, Page 19) as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions For HOMES AT BATTLEFIELD, A Horizontal Property Regime with Private Elements, of record in Instrument 20120717-0062814, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ari P. Surdoval and Roschelle M. Surdoval, Husband and Wife, by Warranty Deed from David L. Sulpy and Elizabeth Anne Sulpy, Husband and Wife, of record in Instrument No. 20160613-0059375, in the Register's Office of Davidson County, Tennessee, dated June 09, 2016, and recorded on June 13, 2016.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120717-0062814.

This is improved property located at 1537 Battlefield Dr, Unit A 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 10th day of February, 2025.

Ari P. Surdoval

Roschelle M. Surdoval

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ari P. Surdoval and Roschelle M. Surdoval, 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 10th day of February, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025