This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-25-4641

Karen Johnson Davidson County
Batch # 1256071 DEEDWARR
04/03/2025 02:42:13 PM 2 pgs
Fees: $13.00 Taxes: $3,681.50

20250403-0025500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $995,000.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2025.

Notary Public
My commission expires: 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyra McDonald 4641 Tara Drive Nashville, TN 37215	Guild Mortgage Company LLC 5887 Copley Drive San Diego, CA 92111	131-14-0-014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TENNESSEE BAT LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYRA MCDONALD, A SINGLE WOMAN AND ELIJAH A. HERRICK, A SINGLE MAN, Tenants in Common with the Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 244 on the Plan of Section Two, Tynewood Estates, of record in Plat Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot fronts 241 feet on the west side of Tara Drive and runs back 223 feet on the north line and 231 feet on the south line to a dead line on which it measures 241 feet.

BEING the same property conveyed to Tennessee Bat, LLC, a Tennessee limited liability company, by Quitclaim Deed from Bruno Andre Tapolsky and Trecia Robertson Knapp, husband and wife, dated 10/11/2022 and recorded 10/19/2022 in Instrument No. 20221019-0114166, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Bruno Andre Tapolsky and Trecia Robertson Knapp, husband and wife, by Warranty Deed from Jennifer Gendron and husband, Ernest Gendron, dated 8/16/2021 and recorded 8/17/2021 in Instrument No. 20210817-0111234, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4641 Tara Drive, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of March, 2025.

Tennessee Bat, LLC

By:_____
Bruno Tapolsky, Member

By:_____
Trecia Knapp, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bruno Tapolsky and Trecia Knapp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, Tennessee Bat, LLC, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Bruno Tapolsky and Trecia Knapp as such members.

Witness my hand and official seal this 31st day of March, 2025.

My Commission Expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY