Karen Johnson Davidson County
Batch# 1257981 DEEDWARR
04/11/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250411-0027307

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 8TH day of March, 2025. Notary Public My Commission Expires: 11-2-2026

WARRANTY DEED

Address New Owner: Joseph J. Rando Jr. 2306 Batavia Street Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 092 07 0 196.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUKE PRITCHARD, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH J. RANDO JR., UNMARRIED** ("Grantee"), Grantee's 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 Lot Nos. 39 on the Plan of Dr. J. B. Davis Subdivision of the Southerly half of Lot Number 5 of the Elizabeth W. Harding Tower Tract as of Record in Book 57, Page 96 and Book 161, Page 123 in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 39 fronts 25 feet on the Northerly side of Batavia Street and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to Luke Pritchard, a Single Man by Deed dated July 23, 2019 from Regal Homes Co. a Tennessee Corporation, recorded July 25, 2019, in Instrument Number 201907250073039, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2306 Batavia Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 8th day of April, 2025.

LUKE PRITCHARD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUKE PRITCHARD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/8/2025 (date of document).

Affiant Signature

4/8/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

