Karen Johnson
Batch # 1260113
04/15/2025 10 00 57 AM
Fees $13 00 Taxes $5,272 50
Davidson County
DEEDWARR
2 pgs
20250415-0028526

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250350168** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of April, 2025<br><br>Notary Public<br>My Commission Expires: 03/16/26 |

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

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Eric Michael Beyer and Stephen Paden Wallace<br>1248 Battlefield Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No<br>117-08-4F-002.00 CO |

**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 **Eric Michael Beyer and husband, Stephen Paden Wallace,** ("Grantees"), their 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 No. 1248 on the plan of 1246 & 1248 Battlefield Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1246 & 1248 Battlefield Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220715-0081502, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RHONDA DIXON, of record in Instrument No. 20220114-0005958, dated January 12, 2022, said Register's Office.

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-08-4F-002.00 CO

Matters shown on the Plan of record in Plat Book 1424, page 19, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220715-0081502, said Register's Office

Public Utility and Right-of-way Easement(s) of record in Book 4782, page 702, said Register's Office.

Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20240318-0018409, said Register's Office.

This is improved property located at 1248 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 11th day of April, 2025

Dodd Development Group, LLC

Beth Dodd, Manager

By: Beth Dodd, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of Dodd Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager

Witness my hand, at office, this 11th day of April, 2025

Notary Public

My Commission Expires _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

**Return to:**
**Rudy Title and Escrow, LLC**
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSR-25-1248