WARRANTY DEED

Karen Johnson
Batch # 1274455
05/19/2025 10 48 52 AM
Fees $13 00 Taxes $4,832 16

Davidson County
DEEDWARR
2 pgs

20250519-0039158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,305,990 20~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Battery Lane Partners, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	131 12 0 080 00
707 Welsh Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BATTERY LANE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of lot No. 26 on the map of ZENAIDA PLACE, not of record, described according to a survey made by S. R. Sanford, Civil Engineer, April 3, 1944, as follows. Beginning in the center of Battery Road at the corner of lots No. 25 and 26; thence with the line between said two lots, Northwardly 423 feet to a stake, the Southwest corner of the property conveyed to John C. Askew, Jr. and wife, by deed from A. M. Smith and wife, of record in book 1281, page 455, Register's Office for said County; thence with Askew's Southerly line, South 87 1/2 degrees, East 135.5 feet to a stake in the Westerly line of the property conveyed to Doris W. Askew by two deeds from Archibald M. Smith and wife, of record in Book 1212, page 326, and book 1224, page 53, said Register's Office; thence with Askew's Westerly line, Southwardly 423 feet to the center of said Battery Road; thence with the center of said road, Westwardly 138.5 feet to the beginning.

Being the same property conveyed to Springdale Development, LLC, a Tennessee limited liability company, by deed from Felix Campbell Dodd aka Felix Campbell Dodd, III and Stephanie Dodd, husband and wife, of record in Instrument No. 20241114-0088603, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1022 Battery Lane, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 16th day of May, 2025

SPRINGDALE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KE QIN, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Springdale Development, LLC the within named bargainor, a limited liability company and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager

Witness my hand and official seal this 16th day of May, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public