THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651341**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$1,200,000.00~~. _____ Affiant Subscribed and sworn to before ~~me~~, ~~this~~ 15th day of July, 2025. _____ Notary Public My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1298070 DEEDWARR
07/16/2025 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250716-0056023

WARRANTY DEED

Address New Owner: Bethany Scanlan and Andrew Jelinek 1113A Biltmore Drive Nashville TN 37204	Send Tax Bills To: LeaderOne Financial Corp. 7500 College Boulevard Suite 1150 Overland Park, KS 66210	Tax Information: Tax Parcel ID No. 131 12 0F 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, **Mary Margaret Behncke and Tim S. Behncke, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bethany Scanlan and Andrew Jelinek, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of BILTMORE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing BILTMORE TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number 20041230-0154867, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mary Margaret Behncke and Tim S. Behncke, by Warranty Deed from Jerry M. Smith, Jr and Lauren Smith, Husband and Wife, of record in Instrument No. 20160623-0064137, in the Register's Office of Davidson County, Tennessee, dated June 22, 2016, and recorded on June 23, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTERY PARK, as recorded in Plat Book 1130, Page(s) 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041230-0154867.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10657, Page 634.

This is improved property located at 1113A Biltmore Drive Nashville TN 37204

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 15th day of July, 2025.

Mary Margaret Behncke

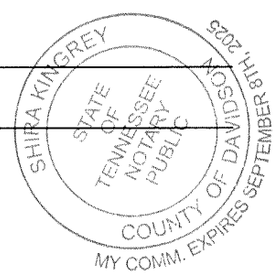
Tim S. Behncke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Margaret Behncke and Tim S. Behncke, 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 15th day of July, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 15 day of July, 2025.

Affiant Signature

Date 7.15.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027