THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651395**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2025. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1305655
08/04/2025 09 01 06 AM
Fees $13 00 Taxes $11,100 00

Davidson County
DEEDWARR
2 pgs

20250804-0061344

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lyle Hull Davis and Timothy Edward Davis Jr. 1027B Battery Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 131 12 4A 002.00

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, **Sandra Ploen formerly known as Sandra Ploen Koch, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Edward Davis, Jr. and Lyle Hull Davis, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit 102, or Unit D on the plat of 1027 Battery Lane, Nashville, TN 37220, HOMES AT BATTERY COVE II, a Horizontal Property Regime with private elements, as shown Exhibit B of the Declaration of Covenants, Conditions and Restrictions for HOMES AT BATTERY COVE II, a Horizontal Property Regime, of record in Instrument No. 20160804-0080879, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Sandra Pleon Koch, by Quitclaim Deed from Monty Koch, of record in Instrument No. 20220629-0074935, in the Register's Office of Davidson County, Tennessee, dated June 24, 2022 and recorded on June 29, 2022. Sandra Pleon Koch and Monty Koch now divorced, see final decree of divorce in Docket #20D443, Davidson County Third Circuit Court. Sandra Pleon Koch, Sandra Ploen Koch, and Sandra Ploen being one and the same.

Being the same property conveyed to Monty Koch and Sandra Pleon Koch, husband and wife, by Quitclaim Deed from Monty Koch and Sandra Pleon Koch, of record in Instrument No. 20191230-0134184, in the Register's Office of Davidson County, Tennessee, dated December 21, 2019 and recorded on December 30, 2019.

Being the same property conveyed to Monty Koch and Sandra Pleon Koch, by Warranty Deed from Boulevard Building Group, LLC, of record in Instrument No. 20191022-0108021, in the Register's Office of Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019. Also see Scrivener's Affidavit recorded in Instrument No. 20191219-0130936.

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.

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 A SUBDIVISION OF J.T. JENKIN'S HOME TRACT, as recorded in Plat Book 547, Page 20.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR DIVISION, FINAL PLAT RE-DIVISION OF LOTS 14 AND 15 OF THE PLAN OF SUBDIVISION OF J.T JENKIN'S HOME TRACT SUBDIVISION, as recorded in Instrument No 20160621-0062854

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160804-0080879.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125963.

This is improved property located at 1027B Battery Lane Nashville TN 37220

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 1st day of August, 2025

Sandra Ploen formerly known as Sandra Ploen Koch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Ploen formerly known as Sandra Ploen Koch, 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 1st day of August, 2025

Notary Public
My Commission Expires: _____

