Karen Johnson
Batch # 1309551
08/13/2025 10:59:18 AM
Fees: $18.00 Taxes: $2,282.90
Davidson County
DEEDWARR
3 pgs
20250813-0064447

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38785-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $617,000.00. Affiant Subscribed and sworn to before me this 11th day of August, 2025. Notary Public My Commission Expires: 10/29/28

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Cole Lagen, IV Georganna Hatcher Lagen 1012 Battlefield Drive Nashville, TN 37204	new owner	Map and Parcel No.: 118 05 0 085.00

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, Katherine Reall and Anthony S. Reall, wife and husband ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Robert Cole Lagen, IV and Georganna Hatcher Lagen, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1012 Battlefield Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 11th day of August, 2025.

GRANTORS:

Anthony S. Reall

Katherine Reall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Reall and Anthony S. Reall, wife and husband, 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 11th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded Map showing the subdivision of Lots Nos. 7 and 8 of Noelton by J. Leroy Davis, described according to a copy of a survey thereof made May 22, 1941 by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a Point in the Northerly margin of Battlefield Drive, the common corner of this lot and Lot No. 6 on the unrecorded Map of the subdivision of the South Part of Lot No. 6. of the Noelton Lands by J. Leroy Davis, thence with the line between Lots Nos. 1 and 6. Northerly 175 feet, more or less, to a point; thence Westerly 65.0 feet to a point 14.7 feet South of the common comer of Lots Nos. 1 and 2 of this subdivision; thence with the line between said lots, Southerly 160.3 feet, more or less, to the Northerly margin of Battlefield Drive; thence with the margin of the same, Easterly 65.0 feet to the Point of Beginning.

Being the same property conveyed to Katherine Reall and Anthony S. Reall, wife and husband, by Warranty Deed from Kenneth McCauley, Preston McCauley, Brenda J. Watkins, Virginia (Ann) Stockard and Perry L. Wood, Jr., of record in Instrument No. 20140731-0068223, in the Register's Office of Davidson County, Tennessee, dated July 30, 2014 and recorded on July 31, 2014.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.