This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $2,100,000.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2025.

Notary Public
My commission expires: 8/24/27

Karen Johnson Davidson County
Batch# 1317587 DEEDWARR
09/02/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20250902-0070019

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Richardson	Guaranteed Rate, Inc.	132-09-3A 001.00CO
934 Battery Lane	3940 N. Ravenswood Ave.	
Nashville, TN 37220	Chicago, IL 60613	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 934 BATTERY, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN RICHARDSON, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for 934 Battery Lane Residences, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20220909-0101041, 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 a part of the same property conveyed to 934 Battery, LLC, from Michael Hull, by Warranty Deed dated July 25, 2022, recorded July 27, 2022, in Instrument No. 20220727-0085551, in the Register's Office of Davidson County, Tennessee.

Subject to: Restrictions, dedications, conditions, reservations, easements and other matters shown plat recorded in Book 6050, Page 310: Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220909-0101041; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20240529-0039798: and current years taxes which have been prorated and assumed by Grantees.

THIS IS IMPROVED PROPERTY KNOWN AS 934 Battery Lane, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of August, 2025.

934 Battery, LLC

BY: _____
Trevor Garrett, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Manager of the within named bargainor, a LLC, and that he, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor Garrett as such Manager.

Witness my hand and official seal this 29th day of August, 2025.

My commission expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Riley Herrick, 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 August 29, 2025.

Affiant Signature

8/29/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-934