THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851913**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,619,900.00. Affiant Subscribed and sworn to before me, this 19th day of September, 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# 1324755 DEEDWARR
09/22/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $5,993.63
20250922-0075593

WARRANTY DEED

Address New Owner: Zachary Yoneda and Samantha Schmutterer 1112A Biltmore Drive Nashville TN 37204	Send Tax Bills To: Truist Bank 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 131 12 0P 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, **Tim Behncke and Mary Margaret Behncke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Yoneda and Samantha Schmutterer, a married couple**, ("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 COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing BILTMORE COTTAGES, a Horizontal Property Regime, of record in Instrument Number 20121228-0119972, 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 Tim Behncke and Mary Margaret Behncke, husband and wife, by Warranty Deed from Frederick Henry Michel III and Robin Shanahan Michel, husband and wife, of record in Instrument No. 20230816-0063799, in the Register's Office of Davidson County, Tennessee, dated August 15, 2023, and recorded on August 16, 2023.

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 SUBDIVISION, as recorded in Plat Book 1130, Page 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121228-0119972.

Charter for Biltmore Cottages Corporation recorded as Instrument No. 20121228-0119971.

This is improved property located at 1112A 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 19th day of September, 2025.

Tim Behncke

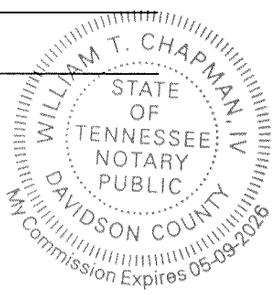
Mary Margaret Behncke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tim Behncke and Mary Margaret 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 19th day of September, 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 19th day of September, 2025.

Affiant Signature

Date 9.19.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

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