Karen Johnson Davidson County
Batch# 1330303 DEEDWARR
10/03/2025 02:52:30 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20251003-0079178

8601

THIS INSTRUMENT PREPARED BY:	STATE OF IN) COUNTY OF Davids
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $900,000.00 Affiant Subscribed and sworn to before me, this 3rd day of October, 2025. Notary Public My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
John Bachmann and Kathleen Bachmann 3501 Rainbow Place, Nashville, TN 37204	Old National Bank PO Box 3789 Evansville, IN 47736	Tax Parcel ID No. 118 10 0 175.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRET BABCOCK AND RACHEL BABCOCK, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN BACHMANN AND KATHLEEN BACHMANN, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 76 on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of the Rainbow Place, formerly Shirley Place, at an iron pin which is 65 feet North of the common corner of Lot Nos. 76 and 78; thence Westerly 175.67 feet to a point in the Easterly line of Lot No. 75; thence with the line between Lot Nos. 75 and 76, Northerly 62 feet to the Southerly margin of Gen. John B. Hood Trail; thence with the margin of the same, Northeasterly 122 feet to a point, the beginning of a curve; thence around said curve in an Easterly and Southerly direction, 81 feet to a point in the Westerly margin of the Rainbow Place; thence with the margin of the same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to Bret Babcock and Rachel Babcock, husband and wife by Deed dated June 11, 2021 from Kirby Davis and wife Ann Davis, recorded June 15, 2021, in Instrument Number 202106150080313, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3501 Rainbow Place, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 3RD day of OCTOBER, 2025.

BRET BABCOCK

RACHEL BABCOCK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRET BABCOCK AND RACHEL BABCOCK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of October 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 2nd day of Oct, 20 25

10 - 3 - 2025

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 3 day of Oct, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY