THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9048-WE

Karen Johnson
Batch # 1337390
10/23/2025 10 00 38 AM
Fees $13 00 Taxes $2,725 05

Davidson County
DEEDWARR
2 pgs

20251023-0084425

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 736,500 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Linda S. Christensen Revocable Trust	**Linda S. Christensen Revocable Trust**	
2954 Old Military Road	2954 Old Military Road	118-05-0-153 00
Santa Fe, TN 38482	Santa Fe, TN 38482	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Parker Seabolt and Casey Seabolt, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda S. Christensen as Trustee of the Linda S. Christensen Revocable Trust, U/A Dated July 8, 2019**

HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

In Davidson County, State of Tennessee, Being Lot No 7 of Block "A" on the Map of Battlefield Estates, Section No 2, of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee, and described as follows

Beginning on the Northerly margin of Battlefield Drive at the corner of Lots Nos 6 and 7, thence with the line between said two lots Northwardly 260 5 feet to the Southerly margin of the right-of-way of the Tennessee Central Railroad, thence with said right-of-way Eastwardly 147 feet to the Westerly margin of Battlefield Drive, thence with said Drive Southwardly and Southwestwardly 285 feet to the beginning

Less and Except those parts conveyed to the State of Tennessee in Book 4803, Page 757, Register's Office for Davidson County, Tennessee, described as follows

Beginning at the point of intersection of the South right-of-way of the Tennessee Central Railroad and the West margin of Craig Avenue, thence along the said West margin Southwardly along a curve left having a radius of 434 3 feet for 106 6 feet thence North 8 degrees 40 minutes West, 133 0 feet to a point, thence North 18 degrees 21 minutes West, 103.9 feet to a point in the said right-of-way, thence along the said right-of-way North 89 degrees 46 minutes East, 147 2 feet to the point of beginning and containing 14,148 square feet

Being the same property conveyed to Parker Seabolt and Casey Seabolt, husband and wife by Warranty Deed from Carolyn Bader of record in Instrument No 20210421-0053336 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 21, 2021

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **928 Battlefield Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors, heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 22nd day of OCTOBER, 2025

Parker Seabolt

Casey Seabolt by Parker Seabolt, attorney in fact

Casey Seabolt by Parker Seabolt, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Parker Seabolt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Casey Seabolt** as her Attorney in Fact, as the free act and deed of the within named **Casey Seabolt.**

Witness my hand and official seal this the 20th day of October, 2025

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Parker Seabolt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 20th day of October, 2025

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY