WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF 24 NOVEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03-16-26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3513LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Benjamin A Davies	JP Morgan Chase Bank	
2429 Batavia Street	1111 Polaris Parkway	
Nashville, TN 37208	Columbus, OH 43240	092 06 0 643 00

FOR AND IN 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, **TODD SHEFFER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN A. DAVIES, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, and being all of Lot No 30 on the Plan of G W Ashcraft's Subdivision of Lot No 11 of the Boyd McNairy Tract, according to survey and plat of same appearing of record in Book 57, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot

Being the same property conveyed to Todd Sheffer by Warranty Deed from Property Buyz, LLC, a Tennessee limited liability company, dated November 24, 2021, and recorded December 13, 2021, of record in Instrument No 20211213-0164482, in the Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

Taxes and assessments for the year 2025 and subsequent years, which are now due and payable (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 57, Page 59, of the Public Records of Davidson County, Tennessee As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

Karen Johnson Davidson County
Batch # 1350851 DEEDWARR
11/25/2025 03 21 15 PM 2 pgs
Fees $13 00 Taxes $1,387 50

20251125-0094234

This is improved property known as 2429 Batavia Street, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 on the 21st day of November, 2025

Todd Sheffer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TODD SHEFFER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 21st day of November, 2025

Notary Public

My Commission Expires.

JIM R VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-25-2429