Karen Johnson Davidson County
Batch# 1361890 DEEDWARR
12/29/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20251229-0102674

# WARRANTY DEED

JAMIE C POLK
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 $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0577

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Melanie Walker Batcheldor | NEW OWNER | Map: 096-09-0A-737.00CO |
| (NAME) 737 Kent Rd. | (NAME) | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**FORGES PAINTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MELANIE WALKER BATCHELDOR, AN UNMARRIED WOMAN**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A-737, PLAN OF EMERY PLACE, A HORIZONTAL PROPERTY REGIME, as shown on plat of record in Plat Book 6250, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Forges Painting, LLC, a Tennessee Limited Liability Company, by deed from Bobby J. McLaughlin, an unmarried man, of record in Instrument No. 20250929-0077461, dated September 26, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 719, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7593, Page 551, in the Register's Office for Davidson County, Tennessee: (4) Water Main Easement of record in Book 7593, Page 585, in the Register's Office for Davidson County, Tennessee; (5) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0096816, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Book 6647, Page 466 and Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee; (7) Deed of common areas to Homeowners Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee; (8) Sewer and Drainage Easement of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee; (9) Storm Water Detention Agreement of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6715, Page 96, amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-0007145, Instrument No. 20180828-0084947, and Book 6715, Page 130, amended in Instrument No. 20080118-0006025, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 737 Kent Rd., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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 our hands this 22nd day of December, 2025.

Forges Painting, LLC

BY: _____
Menjivar Mejia
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Menjivar Mejia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Sole Member respectively of Forges Painting, LLC, the within named bargainer, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of December, 2025.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certification of Recorded Documents**

I, Channing Miles, 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 December 22, 2025.

(AFFIANT) – Channing Miles

12/22/2025
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 22nd day of December, 2025.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY