WARRANTY DEED

BG-BP-25-819C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Abigail Grace Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigail Grace Hughes	**The Federal Savings Bank**	
(NAME)	(NAME)	**103-01-0W-001.00-CO**
819 C Watts Ln	**4120 W Diversey Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Chicago, IL 60639**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BATTLEFIELD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL GRACE HUGHES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, Watts Lane Homes II, as shown in the Declaration of Covenants, Conditions and Restrictions for Watts Lane Homes II, a Horizontal Property Regime with Private Elements of record in Instrument No 20210310-0031228, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Battlefield Properties, LLC, a Tennesse Limited Liability Company by Warranty Deed from Robert L Abbott and Gertrude Abbott, husband and wife of record in Instrument No 20200914-0104588 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 14, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 59 and Instrument Number 20210129-0013574, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210310-0031228, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210331-0042638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 C Watts Ln, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson
Batch # 1371007
01/20/2026 08:34:59 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20260120-0004230

Witness my/our hand(s) this the 14 DAY OF JANUARY, 2026.

Battlefield Properties, LLC

BY: _____
John Gleaves
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BATTLEFIELD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of January, 2026.

_____
Notary Public
My Commission Expires: 5/14/29
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212