Karen Johnson Davidson County
Batch# 1392732 DEEDWARR
03/13/2026 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260313-0020298

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253376**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-10-2027

WARRANTY DEED

Address New Owner: Garrett Austin Elmore 841 A Battlefield Drive Nashville TN 37204	Send Tax Bills To: Princeton Mortgage Corporation 439 Grand Avenue Ewing, NJ 08628	Tax Information: Tax Parcel ID No. 118-06-0Y-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mona Long and Marcus C. Bethel, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett Austin Elmore, an unmarried man**, ("Grantee"), his 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 Unit A on the plan of Homes at 841 Battlefield, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 841 Battlefield, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170222-0017797 and amended in Instrument No. 20201116-0134854, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MONA LONG AND MARCUS C. BETHEL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from SCRUGGS HOMES, GP, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20201125-0138499, dated November 20, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 118-06-0Y-001.00 CO.

Matters shown on the Plan of record in Instrument No. 20201103-0128756, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170222-0017797, amended in Instrument No. 20201116-0134854, said Register's Office.

This is improved property located at 841 A Battlefield Drive Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its 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 ~~10th~~ 9th AB day of March, 2026.

Mona Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mona Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that tshe executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~10th~~ 9th AB day of March, 2026.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~10th~~ 9th day of March, 2026.

Marcus C. Bethel

STATE OF Georgia)

COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcus C. Bethel, 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 for the purposes therein contained.

Witness my hand, at office, this ~~10th~~ 9th day of March, 2026.

Notary Public

My Commission Expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

True Copy Certification

I, **Jodi Jackson,** 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 this the 9 day of March, 2026.

Affiant Signature
Date 3/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027