Prepared by:
Record and Return To:
Bell and Rosenthal Title, Inc
8110 Isabella Blvd., Suite 130
Brentwood, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,150,000.00.

Affiant

Subscribed and sworn before me this the 14th day of May, 2026.

Notary Public
My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

Karen Johnson
Batch # 1421625
05/18/2026 09:46:35 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20260518-0044155

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
CHRISTOPHER TANABE AND SOO KIM TANABE 508 Battery Dr. Nashville, TN 37220	New Own.	131-12-0O 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT J. BATEMAN, JR. AND NICOLE M. BATEMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER TANABE AND SOO KIM TANABE, HUSBAND AND WIFE., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Battery Park of record in Instrument No. 20120726-0065866, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20120823-0075844, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert J. Bateman, Jr. and Nicole M. Bateman, husband and wife, by Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, dated 2/10/2014 and recorded 2/11/2014 in Instrument No. 20140211-0011974, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 508 Battery Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 14th day of May, 2026.

Robert J. Bateman Jr.

Nicole M. Bateman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert J. Bateman Jr. and Nicole M. Bateman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON