Karen Johnson Davidson County
Batch# 1425132 DEEDWARR
05/26/2026 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20260526-0047668

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-2322

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PLHD Mondial Trust, Dated May 18, 2026	New owner	
(NAME)	(NAME)	
869 Battery Lane		132-14-0-005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Neal Schon and Michaele Schon, Trustees of Eveready Property Trust dated December 11, 2019, Amended and Restated on September 17, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PLHD Mondial Trust, dated May 18, 2026**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 1 on the Plan of Butts Subdivision of Lot No. 16 Oak Hill Subdivision No. 1 of record in Plat Book 2083, Page 55, 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 the same property conveyed to Mark A. Barondess, Trustee of the Eveready Property Trust U/A/D December 11, 2019 by Warranty Deed from Adam Will, unmarried of record in Instrument No. 20191217-0129790 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 17, 2019.

Being the same property conveyed to Neal Schon and Michaele Schon, Co-Trustees of the Eveready Property Trust, U/A/D December 11, 2019, as amended and restarted on the 17th day of September, 2020 by Quitclaim Deed from Mark A. Barondess, Esq. as Trustee of the Eveready Property Trust U/A/D December 11, 2019 of record in Instrument No. 20200929-0112179 Register's Office for Davidson County, Tennessee, dated September 26, 2020 and recorded on September 29, 2020.

This is property more commonly known as 869 Battery Lane, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 19th day of May, 2026.

Eveready Property Trust dated December 11, 2019, Amended and Restated on September 17, 2020

By:_____
Neal Schon, Trustee

By:_____
Michaele Schon, Trustee

STATE OF NC
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Neal Schon and Michaele Schon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Eveready Property Trust U/A/D December 11, 2019, Amended and Restated on September 17, 2020, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 19th day of May, 2026.

_____
Notary Signature
My commission expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030

Certificate of Authenticity

I, Alli Pinkston, 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 **May 19, 2026**.

Date

Alli P

Affiant Signature

5/26/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County