WARRANTY DEED

Karen Johnson Davidson County
Batch # 1437683 DEEDWARR
06/24/2026 02:29:21 PM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20260624-0057115

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LL-C-26-2108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

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)
Larry Battle and Cynthia Battle	**Same as New Owner**	
(NAME)	(NAME)	**135-12-0B-028.00-CO**
2108 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **2108 NASHBORO BLVD 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 **CYNTHINA BATTLE AND LARRY BATTLE, WIFE AND HUSBAND,** 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:

A certain parcel of tract of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 28 on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village Tract 7 of record in Book 1170, Pages 49 and 50, which amends the plat of record in Book 4660, page 156 Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 2108 Nashboro Blvd LLC, a Tennessee Limited Liability Company by Warranty Deed from Amanda Howard and Kevin Howard, husband and wife of record in Instrument No. 20260318-0021685 Register's Office for Davidson County, Tennessee, dated March 17, 2026 and recorded on March 18, 2026.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- All matters shown on Plat recorded in Book 11700, Pages 49 and 50 which amends the plat of record in Book 4660, Page 156, 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 Book 11703, Page 520; Book 4827, Page 14 and Instrument No. 20000316-0027171, Instrument Number 20010322-0027768 and Instrument Number 20050222-0018813 and Revised Parking Rules Instrument Number 20110923-0073937 and Instrument Number. 20031118-0168332 and Instrument Number 20050222-0018814, Register's Office for Davidson County, Tennessee.
- By-Laws of Fairway Pointe Homeowner's Association of record in Book 11703, Page 520 and attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee.
- Charter for Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8870, Page 887 and Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
- Judgement of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.

- Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Fairway Pointe Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
- Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument Number 20091105-0102438, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common elements of record in Instrument Number 20021211-0152724, in the Register's Office for Davidson County, Tennessee.
- Fairway Pointe Homeowners Association Revised Parking Rules of record in Instrument Number 20190626-0062010 and Instrument No. 20190313-0023223, 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: **2108 Nashboro Boulevard, Nashville, Tennessee 37217**.

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.

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2026.

2108 Nashboro Blvd LLC

BY: _____
John Gleaves
Authorized Agent

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 AUTHORIZED AGENT of 2108 NASHBORO BLVD LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2026.

_____
Notary Public
My Commission Expires: 5/11/29
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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