Karen Johnson Davidson County
Batch# 1442345 DEEDWARR
07/06/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20260706-0060309

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654805** TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Tracey Perry Notary Public My Commission Expires: 11-5-29

WARRANTY DEED

Address New Owner: Brian D. Batchelor and Heather L. Batchelor 4324 Signal Hill Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 15 0 074.00

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, **Edmund S. Sauer and Elizabeth C. Sauer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Batchelor and Heather L. Batchelor, husband and wife,** ("Grantees"), its 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 Lot No. 22, Block 8, on the Plan of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION of record in Plat Book 547, Page 167, 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 Edmund S. Sauer and Elizabeth C. Sauer, husband and wife, by Warranty Deed from Joseph Marshall Davis and Susan McGugin Davis, husband and wife, of record in Instrument No. 20180711-0067135, in the Register's Office of Davidson County, Tennessee, dated July 9, 2018 and recorded on July 11, 2018. Also see Scrivener's Affidavit recorded in Instrument No. 20191010-0103949, Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2026 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2026 and thereafter, for tax parcel identification number 116 15 0 074.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as recorded in Plat Book 547, Page(s) 167.

Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 834, Page 56.

Easement for Sanitary Sewer, recorded in Book 5854, Page 982, Book 5854, Page 984.

This is improved property located at 4324 Signal Hill Drive Nashville TN 37205

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 30th day of June, 2026.

Edmund S. Sauer
By: E. C. Sauer, Attorney in Fact

Edmund S. Sauer
By: Elizabeth C. Sauer, Attorney in Fact

E. C. Sauer
Elizabeth C. Sauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Sauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edmund S. Sauer and that she is authorized by Edmund S. Sauer to execute this instrument on his behalf.

WITNESS my hand, at office, this 30th day of June, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 30, 2026.

Tracey Perry
Signature

Date: 7-1-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of July, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028