Karen Johnson Davidson County
Batch # 1471620 DEEDWARR
09/10/2026 02:18:01 PM 2 pgs
Fees: $13.00 Taxes: $14,800.00
20260910-0084211

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64581
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian D. Batchelor Heather L. Batchelor 4324 Signal Hill Dr. Nashville, TN 37205	Brian D. Batchelor Heather L. Batchelor 4324 Signal Hill Dr. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13014002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Carell Brown and David H. Brown, wife and husband**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brian D. Batchelor and Heather L. Batchelor, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Belle Meade Block II, Section X, of record in Book 2900, page 114, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kathryn Carell Brown and David H. Brown, wife and husband, by Warranty Deed from J. Guzikowski and Michael V. Guzikowski, Co-Trustees of the Jane F. Guzikowski Revocable Trust dated August 17, 2017, Restatement dated February 4, 2020, Trust Amendment dated May 27, 2021, and Trust Restatement dated January 28, 2022, dated October 21, 2024 and recorded on October 21, 2024, of record in Inst. No. 20241021-0081704, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 114, said Register's Office, which Plan shows set back lines and easements, to which Plan reference is made for a more complete description.

This is unimproved property, known as 1012 Chancery Lane South, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of September, 2026.

Kathryn Carell Brown

David H. Brown

State of Tennessee

County of Davidson

On this 9th day of September, 2026 before me the undersigned authority, personally appeared Kathryn Carell Brown and David H. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00.

Affiant

Sworn and subscribed before me this 9th day September, 2026.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027