WARRANTY DEED

Karen Johnson Davidson County
Batch# 392694 DEEDWARR
04/28/2020 11:28:53 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20200428-0044186

R-VR-20-920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Timothy E. Easton and John Christopher Easton **Jeffery P. Smith**	**FirstBank**	
(NAME) **920 Woods Lake Drive**	(NAME) **318 Seaboard Lane, Suite 205**	**042-03-0-024.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Franklin, TN 37067**	
(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, **MARK ALLEN ROTHSCHILD AND SORAYA ELIZABETH KASHANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY E. EASTON, AN UNMARRIED MAN JOHN CHRISTOPHER EASTON, A MARRIED MAN AND JEFFERY P. SMITH, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Primrose Acres Subdivision of record in Plat Book 2663, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 90 feet on the Southerly side of Woods Lake Drive and runs back 174.1 feet on the West line and 170.5 feet on the East line to a dead line, measuring 107 feet thereon.

Being the same property conveyed to Mark Allen Rothschild and Soraya Elizabeth Kashani, husband and wife by Quitclaim deed from Mark Rothschild, married of record in Instrument No. 20190110-0002701 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 10, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2663, Page 107, 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: **920 Woods Lake Drive, Madison, Tennessee 37115**.

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 17th DAY OF MARCH, 2020.

Mark Allen Rothschild

Soraya Elizabeth Kashani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ALLEN ROTHSCHILD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SORAYA ELIZABETH KASHANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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