Karen Johnson Davidson County
Batch# 477068 DEEDWARR
09/16/2020 02:00:06 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200916-0105965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2020.

Notary Public

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JRS Development LLC	New Owner	**09511004200**
1611 Electric Ave		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Pauline Schreiber, Executrix of the Estate of Arlene Nansteel Eckhart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JRS Development LLC

HEREINAFTER CALLED THE GRANTEES, 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. 501 on the plan of Section III, Merry Oaks, of record in Book 2330, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Eckhart and Arlene Eckhart, husband and wife, by Warranty Deed from Donald Leon Marquis, unmarried, dated October 25, 1996, of record in Book 10245, Page 564, Register's Office for Davidson County, Tennessee. Paul Eckhart died on 1/30/18 leaving Arlene Eckhart as surviving tenant by the entirety. Arlene Eckhart died itestate on 1/25/2020,By Order entered on 6/24/2020, In the Matter of The Estate of Arlene Nnsteel Eckhart, Case No. 20P285, Seventh Circuit Court of Davidson County, Tennesee, Pauline Schreiber, the duly appointed Personal Representative of the Estate of Arlene Nansteel Eckhart, was ordered to sell the above-described real property, the Court having found that the Decedent's personal property was insufficient to pay the debt, attorney fees, expenses and claims against said Estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-C10292

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 292 McGavock Pike, Nashville, TN 37214.

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 in 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.

Pauline Schreiber Date: 9/11/2020
Pauline Schreiber
Executrix of the Estate of Arlene Nansteel Eckhart

STATE OF Texas

COUNTY OF Travis

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

Witness my hand, at office, this 11th day of Sept., 2020.

NOTARY PUBLIC

WILLIAM G. DEMESON
ID #241615
My Commission Expires
December 04, 2023

My Commission Expires: 12/04/2023