Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

EVERSMITH-H20607

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF December, 2020.

(Affix Seal) Notary Public

My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caleb Ernest Eversmith and Maghan Eversmith, husband and wife and Shona Marie Smith, a married person	NEW OWNERS	026.09-0-003.00
115 Shevel Drive		
Goodlettsville, TN 37072		

Karen Johnson Davidson County
Batch# 538650 **DEEDWARR**
12/21/2020 09:39:11 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20201221-0150833

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, I/we, JAMES C. EATON, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CALEB ERNEST EVERSMITH AND MAGHAN EVERSMITH, HUSBAND AND WIFE AND SHONA MARIE SMITH, A MARRIED PERSON, hereinafter called the Grantee(s), their heirs 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. 20 on the Map of Clark Place, Section III, as of record in Book 2330, Page 11, Register's Office for said County.

Said Lot No. 20 fronts 90 feet on the Southerly side of Shevel Street and extends back 180 feet on the easterly line and 290 feet on the westerly line to a deadline measuring 142.12 feet thereon.

Being the same property conveyed to James C. Eaton, Jr. and wife Barbara Eaton by deed from Evelyn Young Hite and husband, Durand B. Hite, Jr. of record in Book 8464, Page 251, recorded on 10/15/1991, Register's Office for Davidson County, Tennessee.

Barbara Eaton of Davidson County, Tennessee, having died on 08/10/2013, leaving James C. Eaton, Jr. as surviving tenant.

( ) unimproved
This is (X) improved property known as 115 Shevel Drive, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of December, 2020 :

James C. Eaton, Jr.

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhea M Howard, a Notary Public in and for said County and State, the within named JAMES C. EATON, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of December, 2020.

Notary Public

My Commission Expires: _____