Karen Johnson Davidson County
Batch# 563671 DEEDWARR
01/28/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20210128-0012940

WARRANTY DEED

DENISE SMILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

State of Tennessee
County of Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 11/20/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Birdwell, Attorney, 457 E. Broad Street, Cookeville, TN 38501.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Slingshot Partners	Slingshot Partners	108-337.00
(NAME)	(NAME)	
Elm Hill Pike	1291 Flatt Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cookeville TN 38501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregg H Eatherly and Susan Lyn Eatherly, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Slingshot Partners,** 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:

TRACT 1:

A certain tract or parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lot 1 of the Robert Goss, Jr. Subdivision (Eatherly Subdivision) of record in Instrument No. 20050610-0066805, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Robert L. Goss, Jr. by deed from Robert L. Goss, Sr. and wife, Anne S. Goss, retaining a life estate, dated December 31, 1985, of record in Book 6751, page 694, Register's Office for Davidson County, Tennessee. Robert L Goss, Sr. and wife, Anne S. Goss are deceased, extinguising their life estate. Gerre Goss White joins in the execution of this instrument to extinguish her right of refusal, as conveyed in the above referenced deed.

The previous and last conveyance being a Warranty Deed from Robert L. Goss Jr., married unto Gregg H. Eatherly and wife, Susan Lyn Eatherly, dated 07/26/2012 and recorded the 7th day of August 2012 at 2:24 p.m. in **Instrument Number 20120807 - 0070380,** Register's Office of Davidson County, Tennessee.

TRACT 2:

A certain tract or parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a corner post (old), said post being an interior corner to property of Gerre Goss White, as appears in Deed Book 6751, Page 694 RODCT and continuing with the north property line of White S 82 deg. 06 min. 31 sec. E 287.84 feet to an iron pin (old) at the most northeast corner to White and a corner to property of James A Golden, as appears in Deed Book, thence with the east property line of White S 6 deg. 56 min. 38 sec. W 175.00 feet to an iron pin (new), a corner to property of Robert L. Goss Jr., as appears in Deed Book 6751, Page 694 RODCT, thence with the property line of White and Goss N 83 deg. 24 min. 30 sec. W 284.70 feet to an iron pin (new), a new corner to White in the line of Goss, thence with a new line to White N 7 deg. 53 min. 30 sec. E 181.43 feet to the point of beginning, containing 1.17 acres as per survey by Jack L. Head RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. Springfield, Tennessee, dated May 21, 2003.

The previous and last conveyance being a Quitclaim Deed from Robert L. Goss Jr. and Gerre Goss White, unto Gregg H. Eatherly and wife, Susan Lyn Eatherly, dated 02/02/2013 and recorded the 18th day of April 2016 at 12:11 p.m. in **Instrument Number 20160418 - 0037079,** Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as Elm Hill Pike, Nashville, TN 37214
3128 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hands this 7th day of January, 2021.

Gregg H Eatherly

Susan Lyn Eatherly

State of Tennessee
County of Putnam

Personally appeared before me Gregg H Eatherly and Susan Lyn Eatherly, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2021.

Notary Public
My Commission Expires: 11 | 20 | 24

DENISE SMILEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PUTNAM

File No.: SlingshotGP

True Copy Certification

I, William D. Birdwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Putnam

Personally appeared before me, Denise Smiley, a notary public for this county and state, William D. Birdwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/20/24
Notary' Seal (if on paper)

