Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-3092TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of January, 2021.

Notary Public

Commission Expiration:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHRISTY MICHELLE JONES Commission Expires 12-17-2024

Karen Johnson Davidson County
Batch# 564659 DEEDWARR
01/29/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210129-0013700

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Alvin J. Haney 420 Jameswood Ct. Hermitage, TN 37076	**SAME AS NEW OWNER.**	075 12 0B 096.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Martha L. Eckerman,** a single person HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin James Haney, a single man** 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:

Property known as 420 Jameswood Ct. Hermitage, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being all of Lot No. 30 on the Plan of Phase Two-Section Five, Brookside Woods, A Planned Unit Development, as shown by plat appearing of record in Instrument No. 20011011-0110735, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Kevin T. Eckerman and Martha L. Eckerman, husband and wife, by deed from Lossie M. Hicks and Janice M. Hicks, husband and wife, dated 04/08/2005 filed and recorded 04/11/2005 of record as Instrument No. 20050411-0039647, said Register's Office. Kevin T. Eckerman having since died on 10/21/2020 leaving Martha L. Eckerman as sole surviving spouse by the entirety.

Tax Map and Parcel ID is as follows 075 12 0B 096.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 420 Jameswood Ct., Hermitage, TN 37076

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 hand this 28th day of January, 2021.

Martha L. Eckerman

Martha L. Eckerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2021, before me personally appeared **Martha L. Eckerman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of January, 2021.

Notary Public

Commission Expiration

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHRISTY MICHELLE JONES MY COMMISSION EXPIRES 12-17-2024

LTE File No.: 20-3092TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

