Karen Johnson Davidson County
Batch# 582571 DEEDWARR
03/03/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210303-0027291

ADDRESS NEW OWNER AS:
Francisco Morales
54 Peachtree St.
Nashville, TN 37201

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 043-12-0
Parcel 040.00

THIS DEED OF CONVEYANCE, executed and delivered by **Wayne Stevens, Trustee of the 131 Eagan Circle Trust,** hereinafter called the Grantor, to **Francisco Morales,** a married man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot Nos. 38 and 39 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the westerly side of Eagan Circle and runs back 168.4 feet on the northerly line of Lot 38 and 180.9 feet on the southerly line of Lot 39, to a dead line, measuring 100.78 feet thereon.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, in said Register's Office.

Being the same property conveyed to Wayne Stevens, Trustee of the 131 Eagan Circle Trust, by deed from Clara Victoria Click and husband, Carl Click, recorded April 7, 1999 in Book 11420, page 616, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

131 EAGAN CIRCLE TRUST

By: _____
Wayne Stevens, Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Wayne Stevens**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed Trustee of the **131 Eagan Circle Trust**, and that he, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

WITNESS my hand and official seal of office this the 25th day of February, 2021.

My Commission Expires: 5-18-2021 _____
NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$150,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 25 day of February, 2021.

My Commission Expires: 2-26-2024 _____
NOTARY PUBLIC/Register

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Baldwin, a notary public for this county and state, Gary L. Dilliha 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: 2-26-2024.

Notary's Seal (If on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY