4278

Karen Johnson Davidson County
Batch# 627349 DEEDWARR
05/03/2021 10:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,147.56
20210503-0058831

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,150.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021.

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Eason	CAPSTAR BANK	103-06-0-064
(NAME)	(NAME)	
5512 Oakmont Circle	2002 Richard Jones Road, Suite A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Richard Bouligny Eason and Rosalyn Doyle Eason, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Eason, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 49 on the Plan of Richland Meadows, Section I, as of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the Northerly margin of Oakmont Circle at the Southwest Corner to Lot No. 48 on said Plan; thence with the northerly margin of said circle westerly 30.1 feet to the beginning of a curve; thence around said curve having a radius of 44.07 feet northwestwardly 62.1 feet to a point on the easterly margin of Meadows Crest Road; thence with the easterly margin of said Road Northwardly 45 feet; thence south 86 degrees 15 minutes east 90 feet to the northwest corner of said lot No. 48; thence with the line between said lots 48 and 49, southwardly 97 feet to beginning.

Being the same property conveyed to Richard Bouligny Eason and Rosalyn Doyle Eason, husband and wife by Deed dated February 26, 2021 from Angela Y. Suscha, Sole Devisee under The Last Will and Testament of Peggy C. Davidson, Rutherford County, Tennessee, Probate Court Docket No. 75PR1-2019-PR-548, recorded March 4, 2021, in Instrument Number 202103040028774, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5512 Oakmont Circle (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37209 (Postal Zip)

File No.: 4278-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 30th day of April, 2021.

Richard Bouligny Eason

Rosalyn Doyle Eason

State of Louisiana

Parish of JEFFERSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Richard Bouligny Eason and Rosalyn Doyle Eason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2021.

ROBIN B CHEATHAM #RS4

Commission Expires: AT MY DEATH

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023