Record and Return to
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021.

Karen Johnson
Notary Public
MY COMMISSION EXPIRES: 11-27-22
File No. G21-13144

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 679137 DEEDWARR
07/19/2021 10:40:49 AM 2 pgs
Fees: $13.00 Taxes: $2,171.90
20210719-0096364

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesse Eckenroth and Shannon Eckenroth (NAME)	mofin lending (NAME)	062-13-0-137
(STREET ADDRESS)	79 madison ave - Floor 8 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	new york, NY 10016 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William Covington and wife, Robyn Covington, f/k/a Robyn Norman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Eckenroth and Shannon Eckenroth, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot(s) 28, wn on the map entitled George I. Waddey's Riverbluff Subdivision of the W.N. Morgan 18.25 acre tract, of record in Plat Book 843, page(s) 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Covington and wife, Robyn Covington, f/k/a Robyn Norman by Quitclaim Deed dated November 12, 2020, recorded November 13, 2020, in Instrument Number 20201113-0134509, in the Register's Office of Davidson County, Tennessee.

William Covington and William R. Covington are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4118 Moss Rose Drive, Nashville, TN 37216.

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. Whenever 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 July, 2021.

William Covington

Robyn Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2021, before me personally appeared William Covington and Robyn Covington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2021.

Notary Signature
My commission expires: 6/11/24

STATE OF TENNESSEE NOTARY PUBLIC
DEANNA L COOPER MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066