WARRANTY DEED

Karen Johnson Davidson County
Batch# 679503 DEEDWARR
07/20/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210720-0096833

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 7-16-2024

(AFFIX SEAL)

JESSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Marie Callahan	Anna Marie Callahan	
(NAME)	(NAME)	
1855 Bakers Grove Road	1855 Bakers Grove Road	123-00-0-017
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Charles Edward Eakes, Co Trustee of the Eakes Asset Protection Trust**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anna Marie Callahan, a single woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Hermitage, Davidson County, Tennessee, said tract being the property conaveyed to Charles Edward Eakes and Robert E. Lannorn, Trustees of the Eakes Asset Protection Trust 2017 by Quit Claim Deed of record # 20180118_0005243, RODC and being more particlarly described as follows;

Beginning at a point located in the southerly Right of Way line of Bakers Grove Road, said point being the northwesterly corner of the property conveyed to Ernest G. Wilson Jr. and Theresa J. Wilson by deed of record in Book 6945, Page 163, RODC and being the northeasterly corner of the herin described tract,

Thence leaving said Right of Way line with the westerly line of the aforementioned Ernest G. Wilson Jr property S 20deg 36 min 00 sec W ,405.92 feet to an existing iron pipe,

Thence, leaving said westerly line of Wilson with the northerly line of property conveyed to Lora (Ritchey) Russell and husband Forrest Russell by quit claim deed of record #20041228_0152622, RODC , N 82deg, 20min, 40sec W 203.10 feet to an exissting iron pipe

Thence, continuing with the easterly line of the Russell property N 10deg 25min 05sec E, 315.90 feet to an iron rod (new w/RLS 1638 cap)

Thence continuing with the easterly line of the Russell property N 35deg 24min 30sec E, 176.40 feet to an iron rod (new w/RLS 1638 cap) located in the southerly right of way of Bakers Grove Road,

Thence, leaving said easterly line of Russell with the southerly Right of Way line of Bakers Grove Road S 61deg 12min 30sec E, 210.85 feet to an existing iron pin and the point of beginning.
Containing 102,020 square feet or 2.34 acres more or less

Being part of the same property conveyed to Charles Edward Eakes and Robert E. Lannom, Trustees of the Eakes Assest Protection Trust dated October 31, 2017 by Quitclaim Deed from James Edward Eakes and wife, Cliffordean Eakes, dated 01/11/2018 and recorded 01/18/2018, of record in Instrument 201801180005243, Register's Office for Davidson County, Tennessee.

Per the trust agreement the co-trustees can act independently.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1855 Bakers Grove Road, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of July, 2020 .

Eakes Asset Protection Trust

By: Charles Edward Eakes Date: 7/15/21
Charles Edward Eakes, Co-Trustee

State of GEORGIA
County of Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edwards Eakes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Co-Trustee of Eakes Asset Protection Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2021.

Kimberlin S Waters
Notary Public:
My Commission Expires: 6/24/22

KIMBERLIN S WATERS NOTARY PUBLIC GWINNETT COUNTY GA EXP. June 24 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021.

Tracey Trumphour
Affiant
Date: 7-15-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY