Karen Johnson Davidson County
Batch# 702110 DEEDWARR
08/20/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210820-0113018

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Eagle Holdings LLC 1025 Southside Court Nashville, TN 37203	Eagle Holdings LLC 1025 Southside Court Nashville, TN 37203	118-02-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen C. Pryor, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eagle Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 60 feet of the southerly 151 feet of Lot No. 24 on the Map of the Subdivision of the Caswell Rose Home Tract, as of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen C. Pryor by Warranty deed from Harriette L. Allen, a/k/a Harriette L. Insignares of record in Instrument No. 20090528-0048910 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 28, 2009.

This conveyance is Subject to: (1) Real property taxes for 2021 and all subsequent years, liens not yet due or payable; (2) All matters shown on the Plan of record in Plat Book 974, Page 50, & (3) all conditions, covenants, restrictions, easements and planning documents of record not stated herein, Register's Office for Davidson County, Tennessee.

Property commonly known as: 812 Inverness Avenue, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2021.

Stephen C. Pryor (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2021, before me personally appeared Stephen C. Pryor, 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 19th day of August, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of August, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2021-639

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the 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 8/19/21.

Signature 08/20/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 20 day of August, 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

