Karen Johnson Davidson County
Batch# 706456 DEEDWARR
08/30/2021 09:24:17 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210830-0116343

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Evan J. Sieling 1320 Greenfield Avenue Nashville TN 37216	Regions Mortgage 2050 Parkway Office Cr Birmingham AL 35244	072-09-0-127.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand and 00/00 Dollars ($500,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EAC HOLDINGS, LLC a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these present, transfers and conveys unto EVAN SIELING, an unmarried resident of the State of Tennessee, ("Grantee"), his heirs, successors and/or assigns, that certain real property located in Davidson County, Tennessee, being more particularly described on the Exhibit A attached hereto (the "Subject Property"):

The Subject Property is improved property known as 1009 Spain Avenue, Nashville, Tennessee 37216. The Subject Property is conveyed to Grantee subject to (i) taxes and assessments which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may be revealed by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 19th day of August, 2021.

GRANTOR:

EAC HOLDINGS, LLC,
A Tennessee limited liability company

By: Elizabeth Beryl F
Elizabeth Beryl Fulghum, Managing Member

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared Elizabeth Beryl Fulghum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member (or other officer authorized to execute the instrument) of EAC HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Managing Member.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19th day of August, 2021.

Amy Hankins

Notary Public

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 9/2/2024

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Thousand and 00/100 Dollars ($500,000.00).

AFFIANT

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

Amy Hankins

Notary Public

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 9/2/2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the easterly one-half of Lot 7, as shown on the map entitled Map of Bush Spain's Subdivision of part of the Zack Stull Lands, of record in Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SAID part of Lot No. 7 fronts 60.0 feet on the northerly side of Spain Avenue and runs back between parallel lines 185.0 feet to a dead line.

BEING the same property conveyed to EAC HOLDINGS, LLC, by deed from DANIEL A. HELLER, of record in Instrument No. 20160204-0010936, dated January 26, 2016, said Register's Office.