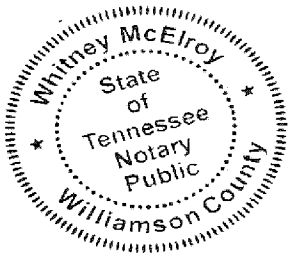
Karen Johnson Davidson County
Batch# 714727 DEEDWARR
09/13/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20210913-0122194



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Notary Public

My commission expires: 06-02-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kshitija D. Toke	**SAME AS NEW OWNER**	**162-09-0D-007.00-CO**
1324 Cottingham Drive		
Franklin, TN 37067		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kshitija D. Toke, married

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Pinecrest Townhomes, a planned unit development, a Horizontal Property Regime of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20081230-0123641, as amended in Instrument No. 20120328-0026504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to J. D. Eatherly, an individual by Warranty Deed from Atrima Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20070912-0109609 Register's Office for Davidson County, Tennessee. And further being a portion of the same property conveyed to J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018 by Quitclaim Deed from J. D. Eatherly of record in Instrument No. 20200129-0010733 Register's Office for Davidson County, Tennessee.

This is improved property known as **2013 Pinecrest Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7 day of September, 2021.

J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, J. D. Eatherly, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of September, 2021.

Notary Public
My Commission Expires: 9/7/2021

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SolomonParks File No. 21-000298-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 September 7, 2021 (date of document).

Affiant Signature

September 8, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 8TH day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202109130122194