Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-21-606

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 17th day of September, 2021.

Notary Public
My commission expires: 03/07/2023

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 724663 DEEDWARR
09/27/2021 11:49:11 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210927-0129412

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katie Eichelberger 606 Evanston Avenue Nashville, TN 37207	new owner	082-04-0F 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STRATUS CONSTRUCTION, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATIE EICHELBERGER, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of 1026 North Seventh Street, a Townhouse Planned Unit Development, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200527-0054691, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stratus Construction, Inc., by deed dated 05/05/2021, from Vernon Thomas Keesee, Jr., of record in Instrument No. 20210507-0061537, Register's Office for said County.

Also being a portion of the same property conveyed to Vernon Thomas Keesee, Jr., by deed dated 04/13/2020, from Franklin D. Brabson, as the Attorney for Deborah Mills Butler, and on behalf of Faith R. Mills, Darryl Mills and William R. Mills, Jr., collectively the heirs of Jessie K. Mills, pursuant to the Sale Confirmation Order entered January 14, 2019, of record in Instrument No. 202000527-0054689, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 606 Evanston Avenue, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 17th day of September, 2021.

Stratus Construction, Inc.

BY: Tom Keesee CEO
Tom Keesee, CEO

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom Keesee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged hisself to be the CEO of the within named bargainor, Stratus Construction, Inc., and that he, as such CEO, executed the foregoing instrument for the purposes therein contained by signing the name of Stratus Construction, Inc.by the said Tom Keesee as such CEO.

Witness my hand and official seal this 17th day of September, 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY