THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937596**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $369,900.00 Affiant Subscribed and sworn to before me, this 5th day of October, 2021. Notary Public My Commission Expires: 3/7/2023

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

WARRANTY DEED

Address New Owner: Michael Joseph McEachern, and Rick McEachern and Nancy M. McEachern 2800 Westwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 15 0 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary D. Dockery n/k/a Mary D. Martinez, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Joseph McEachern, single and Rick McEachern and Nancy M. McEachern, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being the Easterly 50 feet of the Southerly 112 feet of Lot No. 32 on the Plan of Belair, as of record in Plat Book 332, Page 6, in the Register's Office for said County.

Said part of said Lot No. 32 fronts 50 feet on the Northerly margin of Westwood Avenue and extends back between parallel lines and with the Westerly margin of 28th Avenue South (now Natchez Trace Avenue) a distance of 112 feet to a dead line in the rear.

Being the same property conveyed to Mary D. Dockery, a single woman, by Warranty Deed from Drew Taylor Waugh Urbain, married, f/k/a Drew Taylor Waugh, unmarried, of record in Instrument No. 20131121-0120050, in the Register's Office of Davidson County, Tennessee, dated November 19, 2013 and recorded on November 21, 2013.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belair, as recorded in Plat Book 332, Page(s) 6.

Karen Johnson Davidson County
Batch# 735792 DEEDWARR
10/13/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20211013-0137877

This is improved property located at 2800 Westwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2021.

Mary D. Dockery n/k/a Mary D. Martinez

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary D. Dockery n/k/a Mary D. Martinez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2021.

Notary Public
My Commission Expires: May 10, 2024

OFFICIAL STAMP
NATHAN WILLIAM RODER
NOTARY PUBLIC - OREGON
COMMISSION NO. 999772
MY COMMISSION EXPIRES MAY 10, 2024

Certificate of Authenticity

I, Christie Daniels, 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 October 5, 2021.

Date

Christie Daniels

Affiant Signature

October 12, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY