Karen Johnson Davidson County
Batch# 746906 DEEDWARR
10/29/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211029-0145524

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037854

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson) JCJ

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2021.

Notary Public
My Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 3/15/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Griffin Eilbeck and Gabrielle Nesi 4629 Sandy Creek Road Nashville TN 37221	New Owner	Tax Parcel ID No. 155-15-0A-047.00 CO

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, **Carol Ann Eskridge, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Griffin Eilbeck and Gabrielle Nesi, husband and wife as joint tenants** ("Grantees"), their 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, being Lot(s) 47, as shown on the map entitled Stonemeade, Section III, of record in Plat Book 7900, page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAROL ANN ESKRIDGE, by deed from ASHLEY CLARK AND TIFFANY CLARK, HUSBAND AND WIFE, of record in Instrument No. 20170731-0077249 , dated July 28, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 155-15-0A-047.00 CO.

Said property was never the marital residence of Grantor.

Matters shown on the Plan of record in Plat Book 7900, page 478, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7701, page 290, amended in Book 8810, page 840 and reaffirmation in Book 8349, page 43, said Register's Office.

This is improved property located at 4629 Sandy Creek Road Nashville TN 37221

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 21st day of October, 2021.

Carol Ann Eskridge

Carol Ann Eskridge

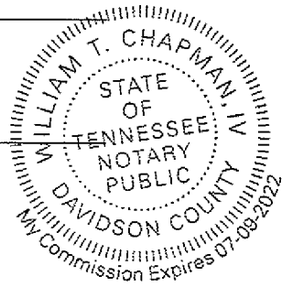
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Ann Eskridge, 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~~ 21st day of October, 2021.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, **Joshua A. Terry**, 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 10-21-21.

Affiant Signature

10-27-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10-27-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/18/2021
COUNTY OF WILLIAMSON