This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 233-4079 fax

Karen Johnson Davidson County
Batch# 768603 DEEDWARR
12/06/2021 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20211206-0161612

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KARLENE JENNIFER NELSON (F.K.A. KAELENE JENNIFER ARNOLD), KEISHA AMEY HAMBRIC AND JEFFREY KEVIN PINCOURT, SR (F/K/A JEFFREY PINCOURT),** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING RESUBDIVISION OF LOT NO. 18 ON THE PLAN OF REVISED SECTION 98, EDGEHILL ESTATES, OF RECORD IN PLAT BOOK 6200, PAGE 923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 18 FRONTS 33.0 FET ON THE NORTH WESTERLY CUL-DE-SAC OF 13TH AVENUE CIRCLE AND EXTENDS BACK 109.75 FEET ON THE SOUTHWESTERLY LINE AND 85.0 FEET ON THE EASTERLYLINE TO A LINE ON THE REAR WHICH IS A BROKEN LINE ON WHICH IT MEASURES 120.42 FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO KARLENE JENNIFER ARNOLD, KEISHA AMEY HAMBRIC, AND JEFFREY KEVIN PINCOURT, SR (F/K/A JEFFREY PINCOURT) BY QUITCLAIM DEED FROM ROSLYN E. AMEY AND JEFFREY PINCOURT, UNMARRIED PERSONS, DATED SEPTEMBER 19, 2011 AND RECORDED IN INSTRUMENT NUMBER 20111006-0077649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 113 13TH AVE CIR, NASHVILLE, TN 37212, AND IS DESIGNATED AS MAP AND PARCEL NO. 105 010/596.00.

This is improved property, known as 113 13TH AVE CIR, NASHVILLE, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, 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.

Witness our hands this 2 day of NOV, 2021.

Karlene Jennifer Nelson
KARLENE JENNIFER NELSON (F.K.A. KARLENE JENNIFER ARNOLD)

STATE OF Virginia
COUNTY OF Prince William

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KARLENE JENNIFER NELSON (F.K.A. KARLENE JENNIFER ARNOLD)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Dumfries (City), VA (State), on this the 2 day of November, 2021.

ABDO ABLA
NOTARY PUBLIC
REG. #7322064
MY COMMISSION EXPIRES
03/31/22
COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC
My commission expires: 03/31/2022

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 420,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2021.

NOTARY PUBLIC
My commission expires: 10·12·2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
EAGLE HOLDINGS, LLC
1831 12th Ave S PMB 109
Nashville, TN 37203

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
105 010/596.00

JEFFREY KEVIN PINCOURT, SR

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JEFFREY KEVIN PINCOURT, SR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Smyrna (City), TN, on this the 3 day of November, 2021.

NOTARY PUBLIC
My commission expires: 12 July 2022

MICHAEL SHRIEVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

KEISHA AMEY HAMBRIC

STATE OF NY
COUNTY OF Richmond

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KEISHA AMEY HAMBRIC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in 57 Bement St (City), ST NY 10304 (State), on this the 1 day of December, 2021.

NOTARY PUBLIC
My commission expires:

RICHARD ROSENZWEIG
Notary Public, State of New York
No. 02RO6004402
Qualified in Richmond County
Commission Expires November 23, 2022

Tennessee Certification of Electronic Document

I, Melissa Lowe, 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 12/2/21 (date of document).

Affiant Signature

12/2/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10.12.2024

NOTARY'S SEAL

