Karen Johnson Davidson County
Batch# 803798 DEEDWARRSP
02/11/2022 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,361.60
20220211-0015816

THIS INSTRUMENT PREPARED BY: William G. Brown **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $368,000.00. Robert M. Eatherly **Affiant** Subscribed and sworn to before me, this 10th day of February, 2022. Notary Public My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Robert M. Eatherly
7459 Pinson Lane
White House, TN 37188

Send Tax Bills To:
New Owner

Map-Parcel Number:
025-15-0-023.00
025-15-0-022.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN B. EATHERLY (as to a one-half undivided interest)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer

and convey unto **ROBERT M. EATHERLY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. 1

Land in Davidson County, Tennessee, being Lot 37 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This is improved real property known as 315 Highland Heights Drive, Goodlettsville, Tennessee 37075.

Tract No. 2

Land in Davidson County, Tennessee, being Lot 36 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This is improved real property known as 317 Highland Heights Drive, Goodlettsville, Tennessee 37075.

Being part of the same property conveyed to Stephen B. Eatherly and Robert M. Eatherly, as equal tenants in common, by deed from David Bate Parsons, Trustee of the Robert L. Eatherly 2007 Trust, under agreement dated November 15, 2007 (as to a one-half undivided interest), and David Bate Parsons, Trustee of the Frances B. Eatherly 2007 Trust, under agreement dated November 15, 2007 (as to a one-half undivided interest), of record as Instrument No. 20131001-0102571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and 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, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 10th day of February, 2022.

STEPHEN B. EATHERLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STEPHEN B. EATHERLY**, 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.

Witness my hand at office, this 10th day of February, 2022.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, William G. Brown, 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 February 10, 2022.

Affiant Signature

Date: 2/10/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

