Karen Johnson Davidson County
Batch# 811234 DEEDWARR
02/24/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $819.55
20220224-0021427

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $221,500.00.

Emilee Gibson
Affiant

Subscribed and sworn to before me, this 11th day of February, 2022.

Kelly Dorsey
Notary Public

My commission expires: 2-22-25

Kelly Dorsey State of Tennessee Notary Public Rutherford County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brenda Bagull and Jerry Matthews	SAME AS NEW OWNER	163-05-0A-949.00-CO
253 Inez Drive		
Smyrna, TN 37167		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sandra E. Cantrell, Personal Representative of the Estate of Jessie Douglas Eatherly, also known as J. D. Eatherly

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Brenda Bagull and Jerry Matthews, as tenants in common with right of survivorship,

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 949 on the Plan of Phase IV, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowner's Association, Inc. annexing Phase IV, (Mill Park Commons), and additional property to be developed in the future for Mill Park Townhomes, of record in Instruments No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants, reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description thereof.

Being the same property conveyed to Brandon Williams and wife, Shakaira Fuller by Warranty Deed from J.D. Eatherly d/b/a Eatherly Properties, a proprietorship of record in Instrument No. 20091105-0102606 Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to J.D. Eatherly by Quitclaim Deed from Brandon Williams and wife, Shakaira Fuller of record in Instrument No. 20180710-0066666 Register's Office for Davidson County, Tennessee. The said J. D. Eatherly having died testate on January 22, 2022 and by his Last Will and Testament being probated as Docket No. 22P225 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Personal Representative is authorized to grant, bargain, sell, convey, lease, encumber, manage and otherwise deal with the subject property without approval or joinder of any beneficiary.

This is improved property known as **5170 Hickory Hollow Pkwy #949, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of February, 2022.

The Estate of Jessie Douglas Eatherly, also known as J. D. Eatherly

BY: S. Cantrell Personal Representative
Sandra E. Cantrell, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sandra E. Cantrell, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Personal Representative of The Estate of Jessie Douglas Eatherly, also known as J. D. Eatherly and that as Personal Representative, she is authorized to execute the within instrument as Personal Representative and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2022.

Notary Public
My Commission Expires: 04-02-25



SolomonParks File No. 22-000453-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 2/11/22 (date of document).

Emilee Gibson
Affiant Signature

2/15/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of February, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County