Karen Johnson Davidson County
Batch# 828613 DEEDWARR
03/25/2022 11:06:46 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220325-0034728

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1133

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 consideration, the receipt of which is hereby acknowledged, the undersigned **William A. McEachern, and Ashley S. McEachern, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judith Fisher Freed, unmarried,** hereinafter called the **Grantee**, Grantee's 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(s) 50 as shown on the map entitled the Plan of Green Hills Subdivision No. 2, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to William A. McEachern and Ashley S. McEachern, husband and wife, by deed from Larry K. Holland and Maria A. Holland, husband and wife, dated January 19, 2018, of record in Inst. No. 20180124-0007224, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1705 Green Hills Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Judith Fisher Freed **1705 Green Hills Drive** **Nashville, TN 37215**	**new owner**	**131-03-0-099.00**

WITNESS THE EXECUTION HEREOF this 24th day of March, 2022.

William A. McEachern

Ashley S. McEachern

State of Tennessee)
County of Davidson)

On this 24th day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William A. McEachern and Ashley S. McEachern, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,200,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of March, 2022.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022