Karen Johnson Davidson County
Batch# 830713 DEEDWARR
03/29/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220329-0036421

WARRANTY DEED

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 2/20/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leverick Homes, LLC	NEW OWNER	072-02-0 024.00
(NAME)	(NAME)	
849 Wren Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Eubank, James D Howser, and Hilary Howser Kendrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leverick Homes, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being Lot No. 90 on the Plan of Maynor Place, of record in Plat Book 843, Page 24, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 90 fronts 60 feet on the northerly margin of Iverson Avenue and extends bank 157.8 feet on the easterly line and 164.2 feet on the westerly line to a dead line in the rear, measuring 60 1/4 feet thereon.

Being the same property conveyed to Judith Eubanks, a single person by deed of record being recorded 10/11/2004 in Instrument No. 20041011-0122291, Register's Office for Davidson County, Tennessee. Judith L. Eubank having since died. Said property is now vested in David Eubank, James D. Howser and Hillary Howser pursuant to TCA 31-2-104. Reference heirship affidavits recorded in Instrument Nos. 202203290036418, 202203290036419, 202203290036420 Register's Office for Davidson County.

Judith Eubanks and Judith L. Eubank being one and the same person.
Hillary Howser Kendrick and Hilary Howser Kendrick being one and the same person

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1021 Iverson Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hands this 21st day of March, 2022.

David Eubank

James D Howser

Hilary Howser Kendrick

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David Eubank, James D. Howser and Hilary Howser Kendrick the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2022.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22358

I, Kelsie Holloway 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 3/21/2022 (date of document).

Kelsie Holloway

Affiant Signature

3/22/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of March, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

