WARRANTY DEED

Karen Johnson Davidson County
Batch# 838813 DEEDWARR
04/13/2022 08:37:15 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20220413-0042546

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Emma Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2022

CDL
Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emma Hamilton Grant Evans	Eustis Mortgage Corp, DBA Prosperity Mortgage Advisors	119-05-0-404.00
(NAME)	(NAME)	
234 Whitsett Rd	147 Raymond Hirsch Parkway STE A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	White House, TN 37188	
(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, I, **Amber McEachron, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emma Hamilton and Grant Evans,** ~~wife and husband~~ * 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:

* both single individuals

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of the Subdivision of Cumberland Nurseries, Blocks1 and 2, as of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Amber McEachron from Amber McEachron, by Quitclaim Deed on October 8, 2020, of record in Instrument Number 20201008-0117252, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Instrument NO. 20160708-006916 and Instrument No. 20200207-0014524 all in the Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easement for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

This is investment property for the Grantor and has never been a marital residence.

unimproved ☐

This is improved ☑ property, known as 234 Whitsett Rd, Nashville, TN 37210
(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 6th day of April, 2022.

Amber McEachron

State of Tennessee
County of Davidson

Personally appeared before me Amber McEachron, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202203019

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY