Karen Johnson Davidson County
Batch# 845203 DEEDWARR
04/25/2022 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220425-0047407

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36981-03-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 15th day of April, 2022. Notary Public My Commission Expires: 10/2/22

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eagle Holdings, LLC 1831 12th Ave South Suite 109 Nashville, TN 37203	Eagle Holdings, LLC 1831 12th Ave South Suite 109 Nashville, TN 37203	Map and Parcel No.: 08308017100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connemara South Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eagle Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2719 Meadow Rose Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14 day of April, 2022.

Connemara South Properties, LLC, a Tennessee limited liability company

BY: _____
James Denton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James Denton, the bargainor, 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 and who further acknowledged that he is the Member of Connemara South Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14 day of April, 2022.

_____
Notary Public

My Commission Expires: 1-31-2025

PAMELA R SNYDER
Notary Public
State of Minnesota
My commission expires
1/31/2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Resubdivision of Lot No. 7 of Whitman Meadow Section One and Lots Nos. 14, 15 and 17 of Whitman Meadow Section Two as of record in Plat Book 3842, page 110 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 14 fronts 110.0 feet on the westerly margin of Meadow Rose Drive and extends back 269.10 feet on the northerly line, and 270.0 feet on the southerly line, to a line on the rear on which it measures 89.1 feet. Description is the same as in the previous deed of record.

Being the same property conveyed to Connemara Properties, LLC, a California limited liability company, by deed from Jerry Alderson, individually and as devisee under the Will of Florence Alderson, deceased, of record in Instrument No. 20081229-0122901, Register's Office Davidson County, Tennessee. By Quitclaim Deed dated December 17, 2018 of record in Instrument No. 20181219-0123298, Register's Office for Davidson County, Tennessee, Connemara Properties, LLC, a California Limited Liability Company conveyed subject property to Connemara South Properties, a Tennessee Limited Liability Company.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08308017100.
2. All matters appearing on the Plan of record as Book 3842, page 110, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3991, page 988, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/14/22.

George E. Mudter, Jr.
Dated 4/14/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 4/14/22

My commission expires 10/2/2023

