Karen Johnson Davidson County
Batch# 855753 DEEDWARR
05/16/2022 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $5,279.90
20220516-0055790

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,427,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/06/2022** Notary Public MY COMMISSION EXPIRES: 8/30/24 (AFFIX SEAL)

EMILY CROWDER · TENNESSEE NOTARY PUBLIC · COUNTY OF CHEATHAM

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Ervin	**Same as new owner**	**053-08-0-144.0**
(NAME) **3003 Lakeshore Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard K. Eberlei, Sr. and wife, Beverly S. Eberlei,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cole Ervin, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, more particularly described as follows:

Being parts of Lots Number 1 to 10 inclusive of Block 19, with an alley lying between said Lots Numbers 1 to 5 and Lots Numbers 6 to 10, and parts of Lots Numbers 2 and 3 of Block 26 on the Plan of Dabbs and Elliott's Subdivision Number 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for Davidson County, Tennessee.

Said parts of Lots Numbers 1 to 10 inclusive and said alley are described together as follows:

Beginning on the Northeasterly margin of Pitts Avenue at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife, of record in Book 1636, page 477, said Register's Office; thence with the Combs Southeasterly line Northeastwardly 252 feet to an iron pin in the Southwesterly margin of an undeveloped 30 foot street, thence with same Southeastwardly 70 feet to the Northeast corner of the property conveyed to Robert Abrahams and wife by deed from C. S. Blackman and wife of record in Book 2697, page 545, Register's Office for Davidson County, Tennessee; thence with said Abrahams' Northwesterly line Southwestwardly 248 feet, more or less, to the Northeasterly margin of said Pitts Avenue; thence with same Northwestwardly 70 feet to the beginning.

Said parts of Lots Numbers 2 and 3 are described together as follows:

Beginning at an iron pin on the Northeasterly margin of an undeveloped 30 foot street at the Southeast corner of the property conveyed to Wesley S. Combs and wife by deed from Eunice A. Jenkins and wife of record in Book 2636, page 477, Register's Office for Davidson County, Tennessee; thence with said Combs Southeasterly line Northeastwardly 118.5 feet, more or less, to the Northwest corner of that part of Lot Number 2 conveyed to the United State of America by deed from Wendell W. Wilson and wife, of record in Book 2152, page 9, said Register's Office; thence with said United States of America's Southwesterly line Southeastwardly 70 feet to the Northwest corner the property conveyed to Robert Abrahams and wife, by deed from C. S. Blackman and wife of record in Book 2697, page 545, said Register's Office; thence with said Abrahams Northwesterly line Southwestwardly 118.5 feet, more or less, to the Northeasterly margin of said 30 foot undeveloped street; thence with same Northwestwardly 70 foot to the beginning.

Being the same property conveyed to Richard K. Eberlei, Sr. and wife, Beverly S. Eberlei by Deed dated May 31, 2013 from Ashland City Properties, LLC, a Tennessee Limited Liability Company, recorded June 3, 2013, in Instrument Number 20130603-0055558, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3003 Lakeshore Drive, Nashville, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE(S), his/her/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, this instrument has been executed on this the 4th day of **May, 2022**.

Richard K. Eberlei, Sr.

Beverly S. Eberlei

Beverly S. Eberlei

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Richard K. Eberlei, Sr. and Beverly S. Eberlei,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of **May, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Emily Crowder, 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 **5/4/2022** (date of document).

Emily Crowder
Affiant Signature

5/6/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **May**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

