Karen Johnson Davidson County
Batch# 862687 DEEDWARR
05/25/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220525-0060813

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 20th day of May, 2022. Notary Public My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Wickenheiser	New owner	**04800004000** **04800011200**
310 Taylor St		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4805 Eatons Creek Rd Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Wickenheiser, unmarried

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 more particularly described, as follows:

BEGINNING at a point on the west right of way of Eatons Creek Road said point lies 25' west of centerline also being the northwest corner of the Rutherford Family, LLC. Property as recorded in Instrument No. 20130301-0020552 and being further located lying S 65° 12' 46" W, 25.00' from a set Mag Nail and Shiner in the centerline of Eatons Creek Road, Thence, leaving said right of way and with the line of said Rutherford Family LLC. South 65°12' 46" West, a distance of 184.07' to an iron pin found stamped "Byrd." Thence, with the lines of the Kevin Worley property as recorded in Instrument No. 20200616-0061607 the following (3) calls: South 65° 12' 46" West, a distance of 71.79' to a capped iron pin found #213. Thence, North 12° 47' 09" West, a distance of 310.00' to a capped iron pin found #213 Thence, North 66° 46' 33" East, a distance of 250.61' to an iron pin set on the west right of way of Eatons Creek Road said pin lies 25' west of centerline. Thence, with said right of way the following (2) calls: South 14° 56' 24" East, a distance of 61.18'. Thence, South 13° 08' 37" East, a distance of 241.07' to the POINT OF BEGINNING; said described tract containing 1.75 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 03-11-2022.

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 03-11-2022.

Being the same property conveyed to Brandon Adams, Trustee of The 4805 Eatons Creek Rd Trust, by Warranty Deed from Deborah Patterson, married woman, dated April 7, 2022, of record in Instrument No. 20220421-0046155, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deborah G. Patterson (formerly Deborah G. Purcell) by Quitclaim Deed from James E. Brown dated May 8, 2009, of record in Instrument No. 20090515-0044965, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4805 Eatons Creek Rd, Nashville, TN 37218.

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 in 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.

_____ Date: 5-12-22
The 4805 Eatons Creek Rd Trust by Brandon Adams It's Trustee

_____ Date:_____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4805 Eatons Creek Rd Trust and that he is authorized by The 4805 Eatons Creek Rd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of May, 2022.

Karen K Valentine
NOTARY PUBLIC

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Karen Valentine, 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 5-12-22.

Date

Karen Valentine

Affiant Signature

5/12/22

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature
My Commission Expires: 11/3/2025

Notary's Seal (if on paper)

EGDANIEL ENCARNACION
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON