Karen Johnson Davidson County
Batch# 892409 DEEDWARR
07/22/2022 10:03:35 AM 2 pgs
Fees: $13.00 Taxes: $2,340.25
20220722-0083978

This Instrument Prepared By:
PARAMOUNT MURFREESBORO TITLE & ESCROW
303 N. Walnut St.
Murfreesboro, Tennessee 37130
615-928-2880

ADDRESS NEW OWNER
Charlie J. Tallent & Sherily H. Tallent
5261 Mcgavock Road
Brentwood, TN 37027

SEND TAX BILLS TO
New Owner

MORTGAGEE
N/A

MAP/PARCEL NO.
143-06-0A-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRED T. EANES, III,** hereinafter called the "GRANTOR" has bargained and sold, and by these presents, does transfer and convey unto **CHARLES J. TALLENT AND SHERILYN H. TALLENT, husband and wife,** hereinafter called the "GRANTEE," their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 30, Phase One, Harpeth Trace Estates, according to plat and survey of same appearing of record in Book 5200, page 125, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Fred T. Eanes, III, by Quitclaim Deed dated August 22, 2008, of record in Instrument Book 20080829-0089119, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters of plat of record in Book 5200, page 125, Register's Office of Davidson County, Tennessee, See also right of way easement to South Central Bell Telephone Company of record in Book 5597, page 186; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4889, page 192 and Book 6380, page 201; also for Access Roads, Reservoir and Pumping Station Site of record in Book 5099, page 783; and Overpass Construction Agreement of record in Book 5102, page 956, said Register's Office.

The captioned property is subject to restrictive covenants of Harpeth Trace Estates of record in Book 5120, page 918, Book 5178, page 138, Book 5182, page 767, Book 5182, page 769, Book 5380, page 357 and as amended in Instrument No. 20200109-0003184; Harpeth Trace Services Association Fines and Enforcement of Governing Documents in Instrument No, 20200804-0085695, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 109 Harpeth Trace Court, Nashville, TN 37221.

The captioned property is not now, nor has ever been, the principal residence of Grantor or his spouse, if any.

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, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, 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 HAND, this 18 day of July, 2022.

FRED T. EANES, III

STATE OF COLORADO)
COUNTY OF Las Animas)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **FRED T. EANES, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 18 day of July, 2022.

GWENDOLYN D. BROCK
Notary Public
State of Colorado
Notary ID # 19984032668
My Commission Expires 11-25-2022

NOTARY PUBLIC
My Commission Expires: 11-25-2022

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual value or consideration, whichever is greater, for this transfer is **$632,500.00.**

AFFIANT

SUBSCRIBED AND SWORN TO before me on this 19th day of July, 2022.

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 02-24-2026