Return to:
Rudy Title and Escrow, LLC
2017 [illegible] Avenue South
Nashville, TN 37212
FILE #: DM-BQ-22-925

PREPARED BY ~~(AND RETURN TO)~~:

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 901199 DEEDWARR
08/09/2022 02:36:30 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220809-0090628

Ivey Title, LLC Ref: (DM) Title No.: 62757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eagle Holdings, LLC, a Tennessee Limited Liability Company 1831 12th Ave. S. Ste 109 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 11809019600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Saunders, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eagle Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Book 1130, page 2, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Saunders, unmarried, by Warranty Deed from Matt Neill Thomson, Jr., unmarried, dated January 19, 2007 and recorded on February 2, 2007, of record in Inst. No. 20070202-0014328, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 2, said Register's Office, which Plan shows a 35 foot minimum building setback line from Woodmont Boulevard and a 10 foot easement for public utility purposes along the rear and westerly side lines of said lot.

This is improved property, known as 925 Woodmont Boulevard, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of August, 2022

Mary Saunders

Mary Saunders

State of Tennessee

County of Davidson

On this 4th day of August, 2022, before me the undersigned authority, personally appeared Mary Saunders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Brian Mitchell

Affiant

Sworn and subscribed before me this 5th day of August, 2022.

Dawn Martin

Notary

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY