Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-2407A

Karen Johnson Davidson County
Batch# 924664 DEEDWARR
10/03/2022 12:11:40 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20221003-0108804

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Brandi Richmond and Brandon Richmond 2407 A Branch Street, Nashville, TN 37216	Same as Owner	072-11-2O-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eagle Holdings LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Richmond and Brandi Richmond, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for 2407 Branch Street Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 2407 Branch Street Homes, a Horizontal Property Regime, of record in Instrument No. 20210805-0105511, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to James D. Ridley by Warranty Deed from First Jordan, FLP, as Trustee of the 2407 Branch Street Trust of record in Instrument No. 20130628-0067151 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on June 28, 2013.

Being a portion of the same property conveyed to Eagle Holdings, LLC, a Tennessee limited liability company by Warranty Deed from James D. Ridley, an unmarried man of record in Instrument No. 20210805-0105510 Register's Office for Davidson County, Tennessee, dated August 04, 2021 and recorded on August 05, 2021.

This conveyance is subject to all recorded declarations, convenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoing regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

(For Informational Purposes Only)
Being known as: 2407 A Branch Street, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2022.

Eagle Holdings LLC, a Tennessee Limited Liability Company

By: Ryan Maxwell (SEAL)
Ryan Maxwell, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodroski of the state and county mentioned, personally appeared Ryan Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Eagle Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Maxwell as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 29th day of September, 2022.

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brianahage
(Affiant)

Sworn to and subscribed before me this 29th day of September, 2022.

Karen Boswell
Notary Public
My commission expires: 2/26/2025

KAREN BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

File No. 2022-1191