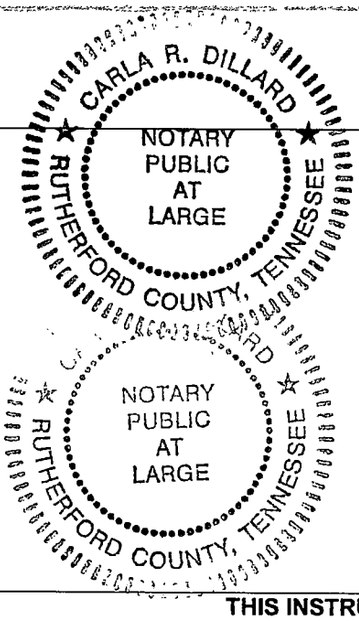


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 17 day of Nov, 2022.

Notary Public
My commission expires: 2-8-24

Karen Johnson Davidson County
Batch# 945189 DEEDWARR
11/28/2022 12:19:02 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20221128-0124657

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shirley Mennen **Michael Mennen**	Same	**126150A21800CO**
8017 Boone Trce		
Nashville, TN 37221		

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,

Kimberly D Eckstein, an unmarried woman

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

Shirley Mennen and Michael Mennen

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 Lot No. 233, on the Plan of Section Four, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 932 & 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mark S Eckstein and wife, Kimberly D Eckstein, by Warranty Deed from NVR Fox Ridge, Inc., dated December 29, 1999, of record in Instrument No. 20000103-0000671, as corrected by Instrument for Correction of Warranty Deed in Instrument No. 20031203-0173790, in the Register's Office for Davidson County, Tennessee. Mark S Eckstein died July 23, 2014, leaving Kimberly D Eckstein as the sole surviving tenant.

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 8017 Boone Trce, Nashville, TN 37221.

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.

Kimberly D Eckstein Date: 11/17/22

Kimberly D Eckstein

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimberly D Eckstein, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025