WARRANTY DEED

Karen Johnson Davidson County
Batch# 952746 DEEDWARR
12/19/2022 09:02:26 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20221219-0130584

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Louden Wright and Sarah Jennifer Roberts	New Owner	
(NAME) 4804 Merrill Ln.	(NAME)	146 08 0 023.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **WOODLEY S. MCEACHERN, CO-TRUSTEE, OF THE THEODORE B. MCEACHERN AND WOODLEY S. MCEACHERN REVOCABLE LIVING TRUST U/A/D MAY 21,1997 AND RESTATED U/A/D OCTOBER 30,2008, NOW KNOWN AS THE WOODLEY S. MCEACHERN TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS LOUDEN WRIGHT AND SARAH ROBERTS, HUSBAND AND WIFE,** 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. 42 on the Plan of Section Two Elysian Meadows Addition, of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 102.86 feet on the North margin of Merrill Lane and extends back between lines 271.0 feet on the Easterly line and 239.3 feet on the Westerly line to a rear line, which is a broken line, measuring 133.7 feet thereon.

Being the same property conveyed to Theodore B. McEachern and wife, Woodley S. McEachern, by Warranty Deed from Thomas W. Batey and wife, Nancy E. Batey, and Ben E. Batey, of record in Book 2960, Page 315, in the Register's Office of Davidson County, Tennessee, dated September 16, 1959 and recorded on September 16, 1959.

Being the same property conveyed to Theodore B. McEachern and wife, Woodley S. McEachern, Trustees of the McEachern Joint Revocable Living Trust Agreement U/A/D May 21, 1997 and any Successors in Trust, and any amendments thereto, by Quitclaim Deed of record in Book 10462, Page 994, in the Register's Office of Davidson County, Tennessee. Said trust being restated U/A/D October 30, 2008 and now known the Woodley S. McEachern Trust. Theodore B. McEachern died on May 17, 2020. Woodley S. McEachern and Anna Katheryn McEachern are now the Co-Trustees under said trust agreement. Pursuant to the trust amendment dated December 8, 2022, Woodley S. McEachern is authorized to convey said property without the joinder of Anna Katheryn McEachern.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4804 Merrill Ln., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 13th day of December, 2022

WOODLEY S. MCEACHERN, CO-TRUSTEE, OF THE THEODORE B. MCEACHERN AND WOODLEY S. MCEACHERN REVOCABLE LIVING TRUST U/A/D MAY 21,1997 AND RESTATED U/A/D OCTOBER 30,2008, NOW KNOWN AS THE WOODLEY S. MCEACHERN TRUST

BY: X Woodley McEachern

WOODLEY S. MCEACHERN, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, WOODLEY S. MCEACHERN with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of WOODLEY S. MCEACHERN, CO-TRUSTEE, OF THE THEODORE B. MCEACHERN AND WOODLEY S. MCEACHERN REVOCABLE LIVING TRUST U/A/D MAY 21,1997 AND RESTATED U/A/D OCTOBER 30,2008, NOW KNOWN AS THE WOODLEY S. MCEACHERN TRUST and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal this 13th day of December, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public