This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19884-LV

Karen Johnson Davidson County
Batch# 954266 DEEDWARR
12/21/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221221-0131860

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2022.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Farr 2654 Woodberry Drive Nashville, TN 37214	Jordan Farr 2654 Woodberry Drive Nashville, TN 37214	096-05-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jearld A. Eakes and wife, Terry Eakes and Michael Lee Mulloy, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Farr, unmarried**, hereinafter called the Grantee(s), his/her/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. 130 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 130 fronts 77 feet on the northerly side of Woodberry Drive and runs back 408.3 feet on the east line and 399.9 feet on the west line to a 2-foot reserved strip shown on said plan, measuring 77.6 feet thereon.

Being the same property conveyed to Jearld A. Eakes and wife, Terry Eakes by Warranty Deed from Terry Eakes, Executrix of the Estate of Mildred D. Russell of record as Instrument No 20070928-0115737 in the Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on September 28, 2007.

Also being the same property conveyed to Jearld A. Eakes, Terry Eakes and Michael Lee Mulloy, as tenants in common with right of survivorship by Quit Claim Deed from Jearld A. Eakes and wife, Terry Eakes of record as Instrument No. 20210507-0061430 in the Register's Office for Davidson County, Tennessee, dated May 3, 2021 and recorded on May 7, 2021.

This is improved property located at: **2654 Woodberry Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2022.

GRANTOR:

Jearld A. Eakes

Terry Eakes

Michael Lee Mulloy

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jearld A. Eakes, Terry Eakes, and Michael Lee Mulloy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202212210131860

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/20/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

