THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5494-WE

Karen Johnson Davidson County
Batch# 955997 **DEEDWARR**
12/29/2022 08:59:06 AM 2 pgs
Fees: $13.00 Taxes: $3,278.20

20221229-0133427

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 886,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equitable Trust Company, Trustee of Throckmorton Manor Trust u/a/d January 10, 2018	NEW OWNER	
4400 Harding Pk., Suite 310		143-06-0A-030.00-CO
Nashville, TN 37205		
(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, **Charles J. Tallent and Sherilyn H. Tallent, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equitable Trust Company, Trustee of Throckmorton Manor Trust u/a/d January 10, 2018**

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:

Being all of Lot No. 30, Phase One, Harpeth Trace Estates, according to Plat and survey of same appearing of record in Book 5200, Page 125, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred T. Eanes, Jr. and wife, Dorothy D. Eanes by Warranty deed from Y & F Builders, a partnership of record in Book 7176, page 473, Register's Office for Davidson County, Tennessee, dated March 11, 1987 and recorded on March 23, 1987.

Being the same property conveyed to Fred T. Eanes, III, as to an undivided one-half (1/2) tenant-in-common interest, and to Emma V. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, and to Katherine M. Harwell, as to an undivided one-fourth (1/4) tenant-in-common interest, as tenants in common and not as joint tenants with rights of survivorship by Quitclaim deed from Fred T. Eanes, III, Executor of the Estate of Fred T. Eanes, Jr., deceased of record in Instrument No. 20080829-0089117 Register's Office for Davidson County, Tennessee, dated August 22, 2008 and recorded on August 29, 2008.

Being the same property conveyed to Fred T. Eanes, III by Quitclaim deed from Emma V. Harwell and Katherine M. Harwell of record in Instrument No. 20080829-0089118 Register's Office for Davidson County, Tennessee, dated August 22, 2008 and recorded on August 29, 2008.

NOTE: Dorothy D. Eanes predeceased Fred T. Eanes, Jr. on March 19, 2003. Fred T. Eanes, Jr. subsequently died on November 14, 2007. and devised his entire residuary estate to Mary Anne Eanes Harwell and Fred T. Eanes, III by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on December 05, 2007 under Docket No. 07P1891. Mary Anne Eanes Harwell died June 14, 2008. Her Executor, Jonathan Harwell, under Docket No. 08P1132, Davidson County Probate Court Clerk's Office.

Being the same property conveyed to Charles J. Tallent and Sherilyn H. Tallent, husband and wife by Warranty deed from Fred T. Eanes, III of record in Instrument No. 20220722-0083978 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 22, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **109 Harpeth Trace Court, 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 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 our hands this the 28 day of December, 2022.

Charles J. Tallent

Sherilyn H. Tallent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles J. Tallent,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of December, 2022.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherilyn H. Tallent,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of December, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON