Karen Johnson Davidson County
Batch# 975558 DEEDWARR
03/01/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230301-0014589

ADDRESS NEW OWNER: Jonathan Brent Eubanks
Lauren Hale Eubanks
1035 Belvidere Dr.
Nashville, TN 37204

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 13104012500

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dorothy G. Eubanks, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Brent Eubanks and Lauren Hale Eubanks, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block 16, and the easterly 25 feet of Clarrice Avenue, now closed, on the Plan of College Park Subdivision, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the easterly 25 feet of said Avenue front together 85 feet on the southerly side of Belvidere Drive and extend back 153 feet on the easterly line and 154.4 feet, more or less, on the westerly line, to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Thomas B. Eubanks and wife, Dorothy G. Eubanks, from Robert H. Kerce and wife, Elizabeth S. Kerce, by Deed recorded on August 15, 1972, in Book 4628, Page 58, as corrected by Deed of record in Book 4645, Page 485, both in the Register's Office for Davidson Couty, Tennessee. Thomas B. Eubanks having since died on June 2, 2019 leaving Dorothy G. Eubanks as the sole surviving tenant by the entirety.

This is property with a common address of 1035 Belvidere Dr., Nashville, TN 37204.

SAID PROPERTY IS BEING CONVEYED "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.(3) Notice of Completion of record in Instrument No. 202303010014588, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February 2023.

X Dorothy G. Eubanks
Dorothy G. Eubanks

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 28th day of February 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

X Jonathan Brad Eubanks
Affiant

Subscribed and sworn before me this 28th day of February 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2302-012

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 28, 2023** (date of document).

Cindy S. Smith, Affiant

03/01/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 1st day of March, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026