WARRANTY DEED

Karen Johnson Davidson County
Batch# 984449 **DEEDWARR**
03/24/2023 11:32:18 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20230324-0021527

DM-BR-23-1612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Jennifer Leigh Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Leigh Smith	**United Home Loans INC.**	
(NAME)	(NAME)	**072 11 4K 002.00**
1612 Essex Ave	**1023 Burlington Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Western Springs, IL 60558**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EAGLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER LEIGH SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1610 Essex Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1610 Essex Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20210702-0089737, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Eagle Holdings, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210609-0077535, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on June 09, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the Waters Place, on Maxey Lane, as recorded in Plat Book 332, Pages 136 & 137.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210702-0089737.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1612 Essex Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MARCH, 2023.

Eagle Holdings, LLC

BY: Ryan Maxwell

Ryan Maxwell
Authorized Member

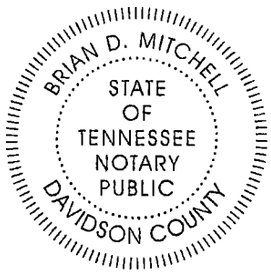
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MAXWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of EAGLE HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of March, 2023.

Brian D. Mitchell

Notary Public
My Commission Expires: 07/03/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212