BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 984706 DEEDWARR
03/27/2023 09:50:25 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20230327-0021996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/13/25

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 3/13/25

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
Jennifer Wilmore	New Owner	
(NAME)	(NAME)	136 03 0 009.00
3847 Lake Aire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **BRUCE EAKIN, MARRIED, TERESA JOHNSON, UNMARRIED AND ANNETTE NEWTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER WILMORE AND JERRY DEAN JOHNSON, 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. 100 on the Plat of Priest Lake Park, Section 2, of record in Plat Book 4175, Pages 56, 57 and 58, said Register's Office, to which plan reference is hereby made for a more complete description.

Said Lot No. 100 fronts 99.40 feet on the Easterly margin of Lake Aire Drive and extends back 174.401 feet on the Northerly line, and 170.22 feet on the Southerly line to a line on the rear on which it measures 94.56 feet.

Being the same property conveyed to Spencer Eakin and wife, Edith C. Eakin, by Warranty Deed from David K. Scott and wife, Lynn M. Scott, of record in Book 5332, Page 427, in the Register's Office of Davidson County, Tennessee, dated August 30, 1978 and recorded on August 31, 1978. The said Spencer Eakin having died since October 25, 2010, leaving his wife as the surviving tenant by the entirety. Edith C. Eakin died testate on January 23, 2022, Bruce Eakin, Jennifer Wilmore, Teresa Johnson and Annette Newton are the devisees under the Will of Edith C. Eakin probated under Docket No. 22P268, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Jennifer Wilmore and Jennifer Johnson are one and the same.

This was never the principal place of residence for Bruce Eakin.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 3847 Lake Aire Drive, Nashville, TN 37217
(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 23 day of March, 2023.

Bruce J. Eakin

BRUCE EAKIN

Teresa Johnson

TERESA JOHNSON

ANNETTE NEWTON

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 Bruce Eakin and Teresa Johnson, the bargainor, with whom I am personally acquainted or 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 this 23 day of March, 2023.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires:

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Newton, the bargainor, with whom I am personally acquainted or 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 this _____ day of _____, 2023.

Commission expires:

Notary Public

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 23 day of March, 2023.

BRUCE EAKIN

TERESA JOHNSON

ANNETTE NEWTON

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 Bruce Eakin and Teresa Johnson, the bargainor, with whom I am personally acquainted or 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 this _____ day of _____, 2023.

Commission expires:

_____
Notary Public

STATE OF VIRGINIA

COUNTY OF SMYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Newton, the bargainor, with whom I am personally acquainted or 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 this 23 day of March, 2023.

Commission expires:

12-31-23

ATHLYN O. ROARK
COMMONWEALTH
OF
VIRGINIA
NOTARY PUBLIC

Athlyn O Roark
Notary Public

#169994