WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005738 DEEDWARR
05/22/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,727.90
20230522-0038029

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-PA-0600-EXP

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy John Eicher and Polina Eicher	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
600 Harpeth Knoll Road	**1749 Mallory Lane, Ste 100**	**156 02 0 031.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(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, **ELIZABETH C. WOOD, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY JOHN EICHER AND POLINA EICHER, A MARRIED COUPLE** 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:

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Section 3, Harpeth Valley Park, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Elizabeth C. Wood, Married, by Warranty Deed from Siroos Azhdari and Wife, Sudabeh S. Azhdari, of record in Instrument No. 20080229-0020180, in the Register's Office of Davidson County, Tennessee, dated February 29, 2008, and recorded on February 29, 2008.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Harpeth Valley Park, as recorded in Book 4175, Page 15.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858; Book 4148, Page 696; Book 4226, Page 825; Book 4237, Page 179; Book 4281, Page 867 and Book 5051, Page 92 as amended in Book 5197, Page 123 and Book 5228, Page 718.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **600 Harpeth Knoll Road, 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 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 19th day of May, 2023.

Elizabeth C. Wood

Elizabeth C. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Elizabeth C. Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 19th day of May, 2023.

Affiant Signature
Date 05/19/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

