Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1009896 DEEDWARR
06/01/2023 11 06 14 AM 2 pgs
Fees $13 00 Taxes $1,176.60

20230601-0041325

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Blackstock 2627 River Meade Way Nashville, TN 37214	New Owner	052-13-0B 327.00CO

THIS INDENTURE, made this 30th day of May 2023 between

Daniel W. Eubanks and Cheryl L. Cohoon Eubanks, husband and wife

of Davidon County, Tennessee, hereinafter referred to as **Grantor**, and

John Blackstock, unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7, is submitted by declaration of submission of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel W. Eubanks and Cheryl L. Cohoon Eubanks, husband and wife by Warranty Deed dated 1/11/2016 from Marjorie Willis Rockwell and husband, Michael Rockwell of record in Instrument No. 20160113-0003557, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as. 2627 River Meade Way, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case May demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written

Daniel W. Eubanks

Cheryl L. Cohoon Eubanks

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel W. Eubanks and Cheryl L. Cohoon Eubanks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in St. Louis, Missouri, on this the 30th day of May 2023.

Karen A. Leabig
Notary Public
My Commission Exp: 12-19-2025

KAREN A LEABIG
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires December 19, 2025
Commission Number 13540801

STATE OF Missouri
COUNTY OF St. Louis

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $318,000.00

Affiant

Sworn to and subscribed before me, this 30th day of May 2023

Karen A Leabig
Notary Public
My Commission Exp 12-19-2025

KAREN A LEABIG
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires. December 19, 2025
Commission Number. 13540801