ADDRESS NEW OWNER: Virginia H. Collings
3105 Hunters Hill Road
Nashville, TN 37214

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 084-12-0-045.00

Karen Johnson Davidson County
Batch# 1023530 DEEDWARR
07/07/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,214.45
20230707-0051872

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, **Jonathan Eubanks and wife, Lauren Eubanks** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Virginia H. Collings, single** (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. 73 on the Plan of Knob Section, Lincoya Hills, as of record in Book 2331, Page 6, Register's Office for said County, as shown on a revised plat of Lots 72, 73, 74, and 76, of record in Book 2330, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 94.93 feet on the southwesterly side of Hunter's Hill Road and runs back 244.9 feet on a northwesterly line and 230 feet on the southeasterly line, to a dead line, which is a broken line, measuring 147.7 feet thereon.

Being the same property conveyed to Jonathan Eubanks and wife, Lauren Eubanks, from John F. Chilton, Jr., and wife, Sara C. Chilton, by Warranty Deed dated April 28, 2017 and recorded May 1, 2017, of record in Instrument No. 20170501-0042283, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3105 Hunters Hill Road, Nashville, TN 37214.

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 as shown on the Revised Plat of Lots 72, 73, 74, and 76, Knob Section, Lincoya Hills, of record in Book 2330, Page 36; revision of record in Book 2331, Page 6 Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants for Lincoya Hills of record in Book 2333, Page 87, said Register's Office. Restrictions expired November 17, 1984.(4) Charter for Lincoya Hills Neighborhood Association, Inc. of record in Instrument No. 20120611-0050818, 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 26th day of June 2023.

x _____
Jonathan Eubanks

x _____
Lauren 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 **Jonathan Eubanks and wife, Lauren Eubanks,** 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 as their free act and deed.

Witness my hand and official seal at office this 26th day of June 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 $598,500.00.

_____
Affiant

Subscribed and sworn before me this 26th day of June 2023.

_____
Notary Public
My Commission Expires: November 6, 2024

File No. 2306-072

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 6/26/23 (date of document).

Marty Berry

7/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2026