Karen Johnson Davidson County
Batch# 1026777 DEEDWARR
07/17/2023 09 00 21 AM 3 pgs
Fees $18 00 Taxes $1,406 00
20230717-0054387

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 600
Franklin TN 37067

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $380 000 00

Affiant

Subscribed and sworn to before me this 14 day of July 2023

Notary Public
My commission expires 6-17-2024

Address of New Owner.	Send Tax Bills to:	Tax Information
Jonathan Haire	FirstBank	142-10-0E-031 00
7538 Station Drive	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations the receipt of which is hereby acknowledged, **Stuart Eiland, a married man, and Carmen Roberts (formerly known as Carmen Eiland), a married woman, and Sydney Eiland, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Haire, an unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows

Land in Davidson County, Tennessee, being Unit 31 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of Supplemental Declaration to Declaration of Covenants Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument No 20170427-0041683 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit

Being the same property conveyed to Carmen Eiland, a single person and Sydney Eiland a married person, and Stuart Eiland, a single person by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company dated August 24 2018 of record as Instrument No 20180829-0085498, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register s Office for Davidson County, Tennessee

Christopher Ellis, the husband of Sydney Eiland, joins in this conveyance to convey any and all interest he may have in the subject property Neither Stuart Eiland nor Carmen Roberts occupied the home as a married individual Therefore, neither spouse has an interest in this property to convey

This property is improved property known as 7538 Station Drive, 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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 14th day of July, 2023

Stuart Eiland

Carmen Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stuart Eiland and Carmen Roberts,** the bargainor(s), 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 at Franklin, Tennessee, this the 14th day of July, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sydney Eiland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sydney Eiland,** the bargainor(s), 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 at Franklin, Tennessee, this the 14th day of July, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Christopher Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Ellis,** the bargainor(s), 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 at Franklin, Tennessee, this the 14th day of July, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023067738