Karen Johnson Davidson County
Batch# 1039256 DEEDWARR
08/16/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230816-0063985

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of August, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

2023-07-1087

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eagle Consulting, LLC 725 Cool Springs Blvd Ste 6059 Franklin, TN 37067	NEW OWNER	Map/Parcel 147-01-0-085

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryder Gibbs, Executor of the Estate of Richard A. Soapes**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Eagle Consulting, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 345, Plan of Caldwell Hall, Section Three, as shown on plat of record in Plat Book 2900, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to Richard A. Soapes by Warranty deed from Samuel T. Soapes and wife, Dorothy S. Soapes of record in Book 7486, Page 97, Register's Office for Davidson County, Tennessee, dated March 04, 1988 and recorded on March 08, 1988.

Being the same property conveyed to Richard A. Soapes and wife, Patricia A. Soapes by Quitclaim deed from Richard A. Soapes, married of record in Book 10641, Page 867, Register's Office for Davidson County, Tennessee, dated August 13, 1997 and recorded on October 10, 1997.

Being the same property conveyed to Richard A. Soapes by Quitclaim deed from Patricia A. Soapes of record in Instrument No. 20010228-0018697 Register's Office for Davidson County, Tennessee, dated February 27, 2001 and recorded on February 28, 2001. Richard A. Soapes having since died on March 22, 2023, leaving Last Will and Testament filed for Probate in Docket No. 23P802, Circuit Court of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 324 Lynn Drive, Nashville, TN 37211 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 14th day of August, 2023:

Estate of Richard A. Soapes

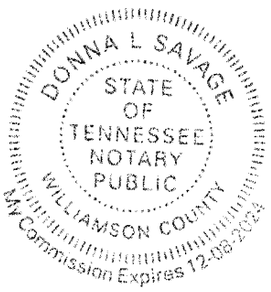
By: Ryder Gibbs, Executor
Ryder Gibbs, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ryder Gibbs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Richard A. Soapes, the within bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor of the Estate of Richard A. Soapes.

Witness my hand, at office, this 14th day of August, 2023.

Notary Signature
My commission expires:



I, Kara Wall, 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 8/14/23 (date of document).

Affiant Signature

Date 8/16/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025