This instrument prepared by
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Karen Johnson Davidson County
Batch# 1063092 **DEEDWARR**
10/20/2023 09 12.56 AM 2 pgs
Fees $13 00 Taxes $1,924 00

20231020-0082291

State of TENNESSEE
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $520,000 00

Affiant Signature

Subscribed and sworn to before me on this the 19th Day of October, 2023

Notary Public

My Commission expires 9/29/2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO, TENN

NAME AND ADDRESS OF PROPERTY OWNER
Michael and Paula Eason
801 Ottoe Court
Brentwood, TN 37027

SEND TAX BILLS TO
Michael and Paula Eason
801 Ottoe Court
Brentwood, TN 37027

MAP AND PARCEL NUMBER 181030A33700CO

WARRANTY DEED
23NT01017

Effective the 19th Day of October, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James J. Jeffers and Stephanie L. Jeffers, Husband and Wife, as tenants by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael W. Eason and Paula K. Eason, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 131 ON THE PLAN OF REVISION ONE, PHASE TWO, ADDITION TO INDIAN CREEK, RS-10 SUBDIVISION-CLUSTER LOT OPTION OF RECORD IN PLAT AT INSTRUMENT NO 20070720-0086788, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

Being the same property conveyed to JAMES J JEFFERS AND STEPHANIE L JEFFERS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY from JAMES J JEFFERS ALSO KNOWN AS JAMES JORDAN JEFFERS AND STEPHANIE L JEFFERS ALSO KNOWN AS STEPHANIE JEFFERS, by Warranty Deed dated 10/27/2021 and recorded 11/12/2021 in Instrument No 20211112-0150949, Register's Office of said County

BEING THE SAME PROPERTY CONVEYED TO JAMES JORDAN JEFFERS AND STEPHANIE JEFFERS, BY A DEED DATED ON 6/08/2020, AND RECORDED 6/16/2020, IN INSTRUMENT NO 20200616-0062255, IN THE COUNTY OF WILLIAMSON, STATE OF TENNESSEE

This is an improved property commonly known as 801 Ottoe Ct, Brentwood, TN 37027-8845

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19th day of October, 2023.

(xx)
James J. Jeffers

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James J. Jeffers,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1 / 16 / 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 1/16/2024

Stephanie L. Jeffers

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephanie L. Jeffers,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notary Public

My Commission expires 1 / 16 / 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 1.16.2024