Karen Johnson Davidson County
Batch# 1074614 DEEDWARR
11/22/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20231122-0091148

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 22 day of November, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 6324 Eatons Creek Road Trust	**New Owner**	**02100002100**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kerry Douglas Vann and wife, Marissa B Vann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 6324 Eatons Creek Road Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the Map of Fred Bates Property, not of record, described according to survey made by D. E. Boner, Surveyor, February 18, 1947, as follows:

Beginning at a point in the center of Eaton's. Creek Road, 882.4 feet North of its junction with Old Clarksville Pike and corner to Henry Clay Felts; thence South 85. degrees 54 minutes East 230.35 feet to a point; thence South 14.20 feet West 96.9 feet to a point; thence North 85 degrees 54 minutes West 240.6 feet to the center of Eaton's Creek Road; thence in a northeasterly direction and on a curve 100 feet to the beginning.

Being the same property conveyed to Kerry Douglas Vann and wife, Marissa B Vann, as to the remaining 1/2 undivided interest in subject property, and Bonnie Ruth Vann, as to a reserved life estate, by Quitclaim Deed from Bonnie Ruth Vann, a widow, dated January 15, 2010, of record in Instrument No. 20100120-0005012, in the Register's Office for Davidson County, Tennessee. Bonnie Ruth Vann died July 31, 2019 thereby extinguishing her reserved life estate in subject property.

Further being the same property conveyed to Kerry Douglas Vann and wife, Marissa B Vann, as to a 1/2 undivided interest, by Quitclaim Deed from Bonnie Ruth Vann, a widow, dated March 20, 2009, of record in Instrument No. 20090323-0026266, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6324 Eatons Creek Rd, Nashville, TN 37080.

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; and we do covenant with the 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Kerry Douglass Vann Date: 11/21/23

Kerry ~~Douglass~~ Vann

Marissa B. Vann Date: 11/21/23

Marissa B Vann

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kerry ~~Douglass~~ Douglas Vann and Marissa B Vann, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark D Leedom, 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 11/22/23.

Date

Affiant Signature

11/22/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of November, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.