WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107329 DEEDWARR
03/04/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,575.20
20240304-0015009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $696,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Eubank	New owner	132-15-0-038.00
(NAME)	(NAME)	
4419 Prescott Road	5805 Ridgeway center pkwy #200B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Nathan Chadwick Head, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Eubank, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 88 as shown on the Plan of Southmeade, Section III, Revised Southmeade, of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edgar C. Allen, Jr. and spouse, Ruth G. Allen by Warranty Deed from Angelos Anderson, a single person, dated 04/15/1991, of record in Book 8331, Page 156, Register's Office for Davidson County, Tennessee.

The said Edgar C. Allen, Jr. died on 07/9/2008, leaving the said Ruth G. Allen the sole surviving tenant by the entirety.

Being the same property conveyed to Nathan Chadwick Head, unmarried by Warranty Deed from Ruth G. Allen, a widow, dated 06/22/2012, of record in Instrument No. 20120703-0058687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4419 Prescott Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), his/her/their 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 29th day of February, 2024.

Nathan Chadwick Head

State of FLORIDA
County of Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Chadwick Head, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of February, 2024.

Notary Public:
My Commission Expires: 2/18/2026

CARLA E. JONES
Notary Public - State of FLORIDA
Commission # HH 197435
My Commission Expires Feb. 18, 2026

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Emily Manno, 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 **2/29/24**.

Date

Affiant Signature

2/29/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **Feb.**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

