Karen Johnson Davidson County
Batch# 1114519 DEEDWARR
03/25/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240325-0020394

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 21st day of March, 2024.

Notary Public
My commission expires: 9-21-24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kimberly Eckstein	New owner	142-09-0D 113.00
1035 General George Patton Road		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY DIANE CARROLL, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KIMBERLY ECKSTEIN,** _____, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1035, together with the carport designated No. 1035-C, on River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, said Register's Office, and described in Master Deed recorded in Book 5794, page 526, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Grady Carroll and Nancy Diane Carroll, husband and wife, by deed dated 11/30/2022, from Lisa Lee Woodall, an unmarried woman, of record in Instrument No. 20221201-0125730, Register's Office for said County. The said Charles Grady Carroll having since died on 11/17/2023 leaving Nancy Diane Carroll as the sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1035 General George Patton Road, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 21st day of March, 2024.

Nancy Diane Carroll

Nancy Diane Carroll

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy Diane Carroll, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-21-24.

Affiant Signature

3-25-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY