This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21872-MC

Karen Johnson Davidson County
Batch# 1115323 DEEDWARR
03/27/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20240327-0021134

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 26th day of March, 2024.

Notary Public
My Commission Expires: 3-21-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Christopher Eubank<br>114 B Fern Avenue<br>Nashville TN 37207 | NEW OWNER | 145 07 0 064.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jerremy Newsome and Svetlana Newsome, husband wife,** hereinafter called the Grantor(s), 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 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. 25 on the Plan of Inns of Granny White as of record in Plat Book 6250, Page 460, as revised in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly margin of Travelers Court being the most Westerly corner of Lot No. 24 on the plan of Inns of Granny White, as of record aforesaid; thence, South 30 degrees 42 minutes 1 second East 271.67 feet to a point; thence South 43 degrees 30 minutes 49 seconds West 125.35 feet to a point; thence North 38 degrees 22 minutes 59 seconds West 323.65 feet to a concrete monument on the Easterly margin of the intersection of Travelers Court and Harpeth Knobs Drive; thence, Northwardly along a curve at the intersection of Harpeth Knobs Drive and Travelers Court having a length of 35.57 feet and a radius of 25.00 feet to a concrete monument; thence, North 73 degrees 57 minutes 53 seconds East 93.31 feet along the Easterly margin of Travelers Court to a concrete monument; thence, Northeastwardly along a curve forming the Easterly margin of Travelers Court having a length of 44.79 feet and a radius of 175.00 feet to the point of beginning.

Being the same property conveyed to Jerremy Newsome and Svetlana Newsome, husband and wife, by Warranty Deed from Matthew R. Burnstein and Julie Burnstein, husband and wife, of record in Instrument No. 20210329-0040945, in the Register's Office of Davidson County, Tennessee, dated March 26, 2021 and recorded on March 29, 2021.

This is ☒ improved or ☐ unimproved property located at: **945 Travelers Court, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 26 day of March, 2024.

GRANTOR:

Jerremy Newsome

Svetlana Newsome

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jerremy Newsome** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26 day of March, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Svetlana Newsome,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26



202403270021134

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/26/24 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 3/26/24

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 26th **day of** March, 2024

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM