Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4948

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

Karen Johnson
Batch # 1116900
04/01/2024 11:12:06 AM
Fees: $13.00 Taxes: $1,372.70

Davidson County
DEEDWARR
2 pgs

20240401-0022303

SUBSCRIBED AND SWORN TO
THIS 27th day of March, 2024

Notary Public

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Cody Abney 120 McGavock Pike Nashville, TN 37214	NEW OWNER	084-16-0-208.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rohe Eshbaugh, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Cody Abney, an umarried man,

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 Plan of Resubdivision Lots 4 and 5, Nicholhurst Subdivision of record in Plat Book 5190, Page 292, 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 Sammie Sue Love, unmarried by Warranty Deed from Cynthia J. Hinck, unmarried of record in Book 6995, page 982, Register's Office for Davidson County, Tennessee, dated September 29, 1986 and recorded on October 01, 1986.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Sammie Sue Love, unmarried of record in Instrument No. 20221201-0125967 Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 01, 2022.

Being the same property conveyed to Rohe Eshbaugh by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20221202-0126048 Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 02, 2022.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 120 McGavock Pike, Nashville, TN 37214

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 so 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. 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.

Dated ~~this~~ the 27th day of March, 2024.

Rohe Eshbaugh

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

On this 27th day of March, 2024, before me personally appeared Rohe Eshbaugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY