WARRANTY DEED

Karen Johnson
Batch # 1117310
04/02/2024 12:35:14 PM
Fees: $13.00 Taxes: $1,739.00

Davidson County
DEEDWARR
2 pgs

20240402-0022954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Shirley Faye Eberhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2024. State of Pennsylvania
County of Fayette

Notary Public

MY COMMISSION EXPIRES: 2/11/2025
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
LORI PODLOGAR - Notary Public
Fayette County
My Commission Expires February 11, 2025
Commission Number 1391291

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1248-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Discover TN Realty LLC	Discover TN Realty LLC	083-10-0-025.00
(NAME) 110 Glancy St, Suite 106	(NAME) 110 Glancy St, Suite 106	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHIRLEY FAYE EBERHART,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DISCOVER TN REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the northerly 20 feet of Lot No. 235 and all of Lot 236 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 235 and all of Lot 236 front together 50 feet on the westerly side of Rudolph Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Shirley Faye Eberhart, by Warranty Deed from Junior Lewis Boughan, a single person, dated August 29, 1988, recorded August 30, 1988, of record in Book 7640, page 6, Register's Office for Daivdson County, Tennessee.

This is:
unimproved ☐
improved ☒ property, known as 404 Rudolph Ave, Nashville, TN 37206
(House No.) (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 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. 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 our hands this 1 day of April, 2024.

Shirley Faye Eberhart
Shirley Faye Eberhart

State of Pennsylvania
County of Fayette

On this 1st day of April, 2024, before me personally appeared Shirley Faye Eberhart, 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 (or person's) free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Lori Podlogar
Notary Public

My Commission Expires: 2/11/2025

Commonwealth of Pennsylvania - Notary Seal
Lori Podlogar, Notary Public
Fayette County
My commission expires February 11, 2025
Commission number 1391291
Member, Pennsylvania Association of Notaries