THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347303** Karen Johnson Davidson County Batch# 1137791 DEEDWARR 05/22/2024 10:07:30 AM 3 pgs Fees: $18.00 Taxes: $4,347.50 20240522-0038062	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2024. Notary Public My Commission Expires:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

WARRANTY DEED

Address New Owner: Susan Eschenburg and Jon Eschenburg, Jr. 1721 Observatory Drive North Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Scott Saunders and Susan C. Saunders, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan Eschenburg and Jon Eschenburg, Jr., husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to C. SCOTT SAUNDERS and SUSAN C. SAUNDERS, HUSBAND AND WIFE, by deed from JACK S. DUGGER, JR. AND WIFE, LEYDONNA H. DUGGER, of record in Book 9830, page 966, dated October 16, 1995, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-15-0-119.00.

Matters shown on the Plan of record in Plat Book 547, page 128, said Register's Office.

This is improved property located at 1721 Observatory Drive North Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of May, 2024.

C. Scott Saunders

Susan C. Saunders by C. Scott Saunders, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Scott Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan C. Saunders and that she is authorized by Susan C. Saunders to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of May, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 20, 2024.

Date

Tonya Loftin

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date