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 Williamson

Actual consideration or value, whichever is greater is $322,000.00.

Affiant

Subscribed and sworn before me this the 18 day of June, 2024.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eclipsel, LLC 1118 Thompson Pl. Nashville, TN 37217	New owner	107-13-0 143.00

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, MALCOLM G. TOTTY, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ECLIPSE 1, LLC, A TENNESSEE LIMITED LIBILTY COMPANY, 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 lying and being located in the 3rd district of Davidson County, Tennessee, and being known as a portion of Lot No. 1 on the Plan of T.F. Connolly Lands, not of record, and Lots B & C on the Plan of A.J. Wheeler Property, not of record, and being more particularly described as follows:

Beginning at an iron pipe on the southerly margin of Thompson Place, formerly Honeysuckle Lane, at the NW corner of the Baggett property, thence with Baggett's westerly line, southwardly 228 feet to an iron pipe; thence S 83 degrees 41 min West 132 feet to the SE corner of the Wingo property, being the corner of Lots A and B; thence with the line between said two lots. N 00 degrees 30 min W 226.8 feet to the southerly margin of Thompson Place; thence with same, eastwardly 140 feet to the point of beginning.

Being the same property conveyed to Malcolm G. Totty and Myrtle C. Totty, by deed dated 07/14/2010, from Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2004-R9, Asset-Backed Pass-Through Certificates, Series 2004-R9, of record in Instrument No. 20100903-0070158, Register's Office for said County. The said Myrtle C. Totty having died on 06/01/2019, leaving the said real property to Malcolm G. Totty by tenancy by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1118 Thompson Pl., Nashville, TN 37217.

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.

Davidson County
DEEDWARR
2 pgs
Karen Johnson
Batch # 1149789
06/24/2024 12:57:20 PM
Fees: $13.00 Taxes: $1,191.40
20240624-0046803

Witness my hand this the 18th day of June, 2024.

Malcolm G. Totty

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Malcolm G. Totty, 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 18th day of June, 2024.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY