24-4885

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch # 1159532 DEEDWARR
07/18/2024 09:38 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20240718-0054158

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **475,000.00**.

Bailey Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/15/2024**

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIM HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2015

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4885

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lockwood Estates, LLC, a Limited Liability Company	Same as New Owner	**034-01-044.00**
810 Meadowlark Lane Goodlettsville, TN 37072		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billy J. Eaves, Trustee of The Eaves Revocable Living Trust,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lockwood Estates, LLC, a Limited Liability Company,** 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:

Being Lot No. 56 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Billy J. Eaves, Trustee of The Eaves Revokable Living Trust by Deed dated May 25, 2021, from Billy J. Eaves and Gerlie V. Rickard, recorded June 11, 2021, in Instrument Number 20210611-0078744, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **810 Meadowlark Lane, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July, 2024**.

The Eaves Revocable Living Trust dated August 26, 2004

Billy J Eaves TTEE

Billy J. Eaves, Trustee

Marianne S Eaves TTEE

Marianne S. Eaves, Trustee

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Billy J. Eaves and Marianne S. Eaves, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Eaves Revocable Living Trust dated August, 26, 2004.

Witness my hand and official seal on this the **15th** day of **July, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY