Karen Johnson Davidson County
Batch# 1161353 DEEDWARRSP
07/24/2024 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20240724-0055983

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2024.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dustin and Elizbeth Soechting 1001 St. Andrews Place Nashville, TN 37204	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Dr., Suite 6 White House, TN 37188	132-01-0A-001.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITABLE TRUST COMPANY, TRUSTEE OF THE RAY C. ENOCHS MARITAL TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DUSTIN LEE SOECHTING AND ELIZABETH MORRIS SOECHTING, HUSBAND AND**

WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled St. Andrews Place, of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 1 fronts 113.25 feet on the Southerly margin of St. Andrews Place and extends back 116.35 feet on the Westerly line and 141.90 feet on the Easterly line to a line in the rear measuring 110.0 feet thereon.
>
> Being the same property conveyed to Lee V. Emerson, a married person, by deed from David Avent Howe, Sr. and JoAnna Jones Howe, of record in Instrument No. 20040510-0053278, dated April 30, 2004, said Register's Office. Lee V. Emerson further conveyed said property to the Lee V. Emerson Revocable Trust, by quitclaim deed of record in Instrument No. 20160502-0042978, dated April 6, 2016, said Register's Office. Caroline Victoria Duley and Suzanne Lee Duley, as Co-Trustees of the Lee V. Emerson Revocable Trust further conveyed said property to Equitable Trust Company, Trustee of the Ray C. Enochs Marital Trust, by quitclaim of record in Instrument No. 20230912-0071609, dated July 18, 2023, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6856, page 843 and amended in Book 7085, page 528 and Instrument No. 20180426-0039231, Register's Office for Davidson County, Tennessee.

4. Easement of record at Book 7342, page 549, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20120531-0047004 and Instrument No. 20120531-0047005, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1001 St. Andrews Place, Nashville, TN 37204.

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 22nd day of July, 2024.

EQUITABLE TRUST COMPANY, TRUSTEE OF THE RAY C. ENOCHS MARITAL TRUST

BY: _____
Hunter Mobley, Vice President

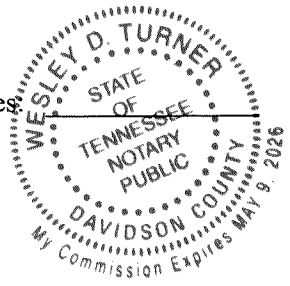
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUNTER MOBLEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **VICE PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of July, 2024.

_____
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 executed and authenticated according to law on this the 22 day of July, 2024.

Affiant Signature
Date 7-22-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028