Karen Johnson Davidson County
Batch# 1163625 DEEDWARR
07/30/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20240730-0057340

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $202,000.00.

Affiant

Subscribed and sworn to before me, this 26 day of July, 2024.

Notary Public

My commission expires: 8/8/2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Eskridge and Kiley Phillips	Property	**007-00-0-120.00**
1987 Tinnin Road		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Wendy Free, Personal Representative of the Estate of Gary R. Carnahan

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Eskridge, a single person and Kiley Phillips, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of the W. F. Hendricks Property, as of record in Book 5060, Page 4, Register's Office for said County.

Said Lot No. 3 fronts 144.14 feet on the Northerly side of Tinnin Road and extends back 652.09 feet on the Easterly line and 647.50 feet on the Westerly line to a dead line measuring 154.22 feet thereon.

Being the same property conveyed to Sam L. Lankford by Warranty Deed from Wilma Frances Henricks, unmarried of record in Book 5615, page 469, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 20, 1980. Sam L. Lankford died on or about March 28, 1982. Per Last Will and Testament of Samuel Lafayette Lankford, has devised and bequeathed said property to Gary R. Carnahan. Gary R Carnahan having since died testate on May 30, 2023, his Estate being probated under Docket No. 23P-1163, in the Probate Court for Davidson County, Tennessee.

This is improved property known as **1987 Tinnin Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 1st day of August, 2024.

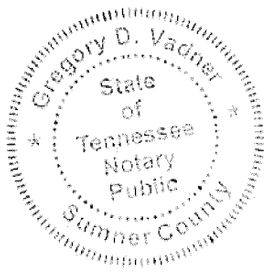
Wendy Free – Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy Free, Personal Representative of the Estate of Gary R. Carnahan, probate case No. 23P-1163 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of August, 2024.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 24-000583-626

Certificate of Authenticity

I, Kilee Thornton, 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 July 29, 2024.

Date

Kilee Thornton

Affiant Signature

July 29, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2024.

Emily Manno

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025