THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BOX 10-A

Karen Johnson
Batch # 1168382
08/13/2024 10:07:36 AM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20240813-0061039

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eagle Holdings LLC 1831 12th Avenue, Suite 109 Nashville, TN 37203	-SAME AS NEW OWNER-	158-11-0-015.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bettye G. Stuart**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Eagle Holdings LLC, a Tennessee limited liability company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

All that certain tract or parcel of land in Davidson County and Williamson County, State of Tennessee, described as follows, to-wit:

Land partially In the 7th Civil District of Williamson County, and partially in the 7th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of Wildwood Valley Estates, Section II, as of record in Book 3700, page 40, Register's Office for Davidson County, Tennessee, and as shown on the exhibit to the deed of correction of record in Book 140, Page 463, Register's Office for Williamson County, Tennessee.

SAID Lot No. 16 fronts 175 feet along the northerly margin of Shamrock Drive and runs back 250 feet between parallel lines to a line at the rear measuring 175 feet thereon.

Being the same property conveyed to R. Douglas Stuart and wife, Bettye G. Stuart, by Warranty Deed from Estes-Taylor Company, Inc., a Tennessee corporation, filed on 04/09/1966, at Book 4008, page 128, Davidson County Register of Deeds; and further conveyed to Bettye G. Stuart and Reagan Douglas Stuart, by Quitclaim Deed from R. Douglas Stuart and wife, Bettye G. Stuart, filed on 01/14/2014, at Instrument No. 20140114-0003837, Davidson County Register of Deeds. Reagan Douglas Stuart is one and the same as R. Douglas Stuart, and who is now deceased, leaving Bettye G. Stuart as surviving Tenant by the Entirety and sole owner.

This property commonly known as 1908 Shamrock Drive, Brentwood, TN 37027*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand, this 10 **day of June, 2024**:

Bettye G. Stuart

Bettye G. Stuart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bettye G. Stuart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of **June, 2024**:

WAARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,100,000.00 ~~$1,075,000.00~~:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11 DAY OF **July, 2024**:

WAARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____