Karen Johnson Davidson County
Batch# 1174429 DEEDWARR
08/26/2024 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240826-0065344

WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

X Ross A Evetts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ross A. Evetts	Wilson Bank & Trust	Map: 08414019700
(NAME) 2201 Crestline Dr.	(NAME) Attn: Payment Processing 207 Legends Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAROLD G. WEAVER, JR., UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROSS A. EVETTS, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Donelson Meadows of record in Book 1835, page 35, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Cottage Lane, the common corner of Lot Nos. 43 and 44; thence with the line between said lots, easterly 129.6 feet to a corner of Lot 42; thence with the line between Lots 42 and 43, northerly 138 feet to a point in the southerly line of Crestline Drive; thence with the margin of said Drive, westerly 35.6 feet to a concrete monument at the beginning of a curve; thence

around said curve, southwesterly 172.6 feet to a concrete monument in the easterly margin of Cottage Lane; thence with the margin of said Lane, northerly 45 feet to the beginning.

Being the same property conveyed to Harold G. Weaver, Jr., unmarried, by deed from Icie Carole Toler and husband, Parker Toler, of record in Instrument No. 20160523-0051151, dated May 20, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 35, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 412, Page 351, amended in Book 1788, Page 509 and Book 1847, Page 469, Register's Office for said County.

The signature of Harold G. Weaver, Jr. is signed by his duly appointed Attorney-in-Fact, Judy Batson, pursuant to the Power of Attorney of record in Instrument 202408260065343, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2201 Crestline Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, 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. 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 23rd day of August, 2024.

Harold G Weaver Jr. By: Judy Batson, as Attorney in Fact
Harold G. Weaver, Jr.
By: Judy Batson, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Judy Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Harold G. Weaver, Jr., as his Attorney-in-Fact, as the free act and deed of the within named Harold G. Weaver, Jr..

Witness my hand and official seal this 23rd day of August, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 August 23, 2024.

(AFFIANT) – Karen Suggs

08/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of August, 2024.

My commission expires: 3-3-24

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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