Karen Johnson Davidson County
Batch# 1187683 DEEDWARR
09/30/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240930-0075494

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$416,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Wade Earps, an unmarried man and Olivia Waggoner, an unmarried woman	**Churchill Mortgage Corporation**	142 10 95
(NAME)	(NAME)	
7201 Green Meadows Ln.	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN, 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241682

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nancy R. Eade, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Wade Earps, an unmarried man and Olivia Waggoner, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, 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. 21 on the plan of GREEN MEADOWS, SECTION ONE, as of record in Plat Book 5050, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Baugh Road at the common corner's of Lots Nos. 21 and 22; thence with the line between said two lots South 0 deg. 22' 20" West 129.25 feet; thence South 80 deg. 32' 56" West 100 feet to the Easterly margin of Green Meadows Lane; thence with the Easterly margin of the same Northerly 114.61 feet to the beginning of a curve; thence around said curve in a Northeastwardly direction 39.27 feet to a point in the Southerly margin of Baugh Road; thence with the Southerly margin of said Baugh Road Eastwardly 100.82 feet to the beginning.

Being the same property conveyed to Randolph S. Eade and wife, Nancy R. Eade, by Warranty Deed from Carden Company, Inc., of record in Book 6002, Page 678, in the Register's Office of Davidson County, Tennessee, dated February 03, 1983, and recorded on February 04, 1983. The said Randolph S. Eade died on July 09, 2018, leaving Nancy R. Eade as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 7201 Green Meadows Ln., Nashville, TN 37221
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of September, 2024

Nancy L. Eade

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy L. Eade, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of September, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 September 27, 2024

Affiant Signature

09/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 30, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY