Warranty Deed

Karen Johnson Davidson County Batch# 1205594 DEEDWARR 11/15/2024 12:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,809.30 20241115-0089165	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $489,000.00 Affiant Subscribed and sworn to before me, this the 4th day of November, 2024 Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric D. Eitel	**New Owner**	083-14-0-172.00
1903 Fatherland St.		
Nashville, TN 372206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACQUELINE M. RINCK, AN UNMARRIED WOMAN, AMBER LEE RINCK SANNAN, A MARRIED WOMAN, AND KELLY RENEE RINCK, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC D. EITEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33, Block C on the Plan of Map of Block "A" of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline M. Rinck, an unmarried woman by Warranty Deed from Lindsay D. Meacham NKA Lindsay Sheets, a married woman of record in Instrument No. 20190530-0051079 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 30, 2019.

Being the same property conveyed to Jacqueline M. Rinck, an unmarried woman and Amber Lee Rinck Sannan and Kelly Renee Rinck by Quitclaim Deed from Jacqueline M. Rinck, an unmarried woman of record in Instrument No. 20210623-0084988 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 23, 2021.

Property having never been the marital residence of the Grantors or their spouses.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1903 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2024.

Jacqueline M. Rinck

Amber Lee Rinck Sannan

attorney-in-fact

Kelly Renee Rinck by Amber Lee Rinck Sannan, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jackie M. Rinck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2024.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amber Lee Rinck Sannan, individually and as attorney in fact for Kelly Renee Rinck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2024.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Holly Ray, 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 11/04/2024.

Date

Holly Ray

Affiant Signature

11/05/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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