Name and Address of New Owner:
Donald R. Brown, II
4805 Eatons Creek Road
Nashville, TN 37218

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 1207813 DEEDWARR
11/22/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241122-0091327

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 048-00-0-040.00 and 048-00-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley Wickenheiser, unmarried,** "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Donald R. Brown, II, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described, as follows:

BEGINNING at a point on the west right of way of Eatons Creek Road said point lies 25 feet west of centerline also being the northwest corner of the Rutherford Family, LLC. Property as recorded in Instrument No. 20130301-0020552 and being further located lying S 65 deg. 12 min. 46 sec. W, 25.00 feet from a set Mag Nail and Shiner in the centerline of Eatons Creek Road; Thence, leaving said right of way and with the line of said Rutherford Family LLC. South 65 deg. 12 min. 46 sec. West, a distance of 184.07 feet to an iron pin found stamped "Byrd;" Thence, with the lines of the Kevin Worley property as recorded in Instrument No. 20200616-0061607 the following (3) calls: South 65 deg. 12 min. 46 sec. West, a distance of 71.79 feet to a capped iron pin found No. 213; Thence, North 12 deg. 47 min. 09 sec. West, a distance of 310.00 feet to a capped iron pin found No. 213; Thence, North 66 deg. 46 min. 33 sec. East, a distance of 250.61 feet to an iron pin set on the west right of way of Eatons Creek Road said pin lies 25 feet west of centerline; Thence, with said right of way the following (2) calls: South 14 deg. 56 min. 24 sec. East, a distance of 61.18 feet; Thence, South 13 deg. 08 min. 37 sec. East, a distance of 241.07 feet to the POINT OF BEGINNING; said described tract containing 1.75 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS No. 1979 on 03-11-2022.

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8 inch rebar 18 inches in length with plastic cap stamped "KCROWE No. 1979" All bearings and coordinates are based on geodetic north by G.P.S observations, dated 03-11-2022.

Being a portion of the same property conveyed to Ashley Wickenhelser, unmarried by Warranty Deed from Brandon Adams, Trustee of The 4805 Eatons Creek Rd Trust of record in Instrument No. 20220525-0060813 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 25, 2022.

Being improved property known as **4805 Eatons Creek Road, Nashville, TN 37218.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor have caused this Warranty Deed to be executed on the 15th day of November, 2024.

Ashley Wickenheiser (SEAL)
Ashley Wickenheiser

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 Ashley Wickenheiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/13/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of November, 2024.

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My commission expires: 10-25-26

File No. GNT-24-3550

True Copy Certification

I, Yvette Meldrum, 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 November 15, 2024

Signature
November 15, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 15, 2024

Megan Crawford
Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY