WARRANTY DEED

Karen Johnson
Batch # 1255743
04/02/2025 11 40 14 AM
Fees $13 00 Taxes $1,379 36

Davidson County
DEEDWARR
2 pgs

20250402-0025061

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE STEPHANIE WOODALL MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,800 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF MARCH, 2025

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Jacob Eason and Keridan Eason	SEND TAX BILLS TO Same as New Owner's	MAP-PARCEL NUMBERS
(NAME) 2607 Jenkins St.	(NAME)	08106015400
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Olivia L. Christian, an unmarried woman, and David Wright, an unmarried man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keridan Eason and Jacob Eason, Wife and Husband** , HEREINAFTER CALLED THE GRANTEE, 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. 3 on the plan of Cumberland Gardens, Section 7, of record in Book 3106, Page 101, Register's Office for said County.

Said Lot No. 3 fronts 46.5 feet on the Southerly side of Jenkins Street and runs back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Olivia L. Christian, an unmarried woman and David Wright, an unmarried man, as joint tenants with rights of survivorship, by virtue of that certain Warranty Deed dated March 15, 2017, and being of record at Instrument No. 20170320-0026818 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2607 Jenkins St Nashville, TN 37208
(House Number) (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 26th day of March, 2025.

Olivia L. Christian

David Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Olivia L. Christian and David Wright**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2025.



Notary Public
My Commission Expires: 7-3-28

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 4-C-25-2607