This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $620,000.00.

Affiant

Subscribed and sworn before me this the 1 day of April, 2025.

Notary Public
My commission expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256408 DEEDWARR
04/04/2025 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20250404-0025611

Address of New Owner:
Jonathan Paul Etter
342 Binkley Dr.
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
147-01-0 123.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHARINE M. DERRICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN PAUL ETTER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 385 of Caldwell Hall Section III, according to survey and plat of record in Book 2900, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete as to location and description of said Lot.

Said Lot No. 385 fronts 80 ft on the N side of Binkley Drive and runs back between parallel lines, 170 ft to a dead line.

Being the same property conveyed to Katharine M. Derrick, unmarried, by deed dated 05/30/2013, from Jordan L. Pettit, single, of record in Instrument No. 20130607-0058082, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 342 Binkley Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KMD by JW AsF

Witness my hand this the 1st day of April, 2025.

Katharine M Derrick by Jenny West Attorney in Fact
Katharine M. Derrick by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katharine M. Derrick by Specific POWER OF ATTORNEY dated 03/19/2025, and who acknowledged that he executed the same as the free act and deed of Katharine M. Derrick.

Witness my hand and official seal this 1st day of April, 2025.

My commission expires:

9-7-26

Notary Public

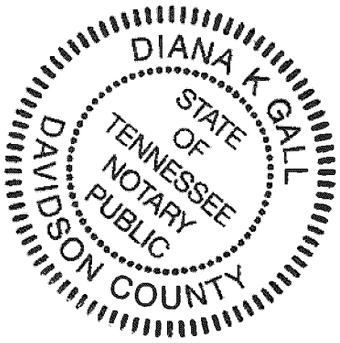
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katharine M. Derrick by Specific POWER OF ATTORNEY dated 03/19/2025, and who acknowledged that he executed the same as the free act and deed of Katharine M. Derrick.

Witness my hand and official seal this 1st day of April, 2025.

My commission expires: 9-6-26

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/2025.

Affiant Signature – Joshua A. Terry

4/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/3/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27