Karen Johnson Davidson County
Batch# 1264935 DEEDWARR
04/25/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250425-0031829

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24090-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bree Lynn Eggert and Dylan James Eggert 913 LEMONT COURT NASHVILLE, TN 37206	UNITED WHOLESALE MTG, LLC 100 SOUTH BLVD, EAST PONTIAC, MI 48341	051-15-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James Lebaron, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bree Lynn Eggert and Dylan James Eggert, a married couple**, hereinafter called the Grantee(s), 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 part of Lot No. 62 on the Plan of Gra-Mar Acres, Section Two, of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 45 feet on the northerly margin of Lemont Court and runs back between lines, 104.38 feet on the easterly line and 189.54 feet on the southwesterly line to a broken line in the rear measuring 190.22 feet thereon.

Being the same property conveyed to James Lebaron by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated August 26, 2024, recorded August 27, 2024, of record in Instrument No. 20240827-0065925, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **913 Lemont Court, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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 has executed this instrument on this 22 day of April, 2025.

GRANTOR:

James Lebaron

STATE OF TEXAS
COUNTY OF El Paso

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Lebaron, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of April, 2025.

Alma E Duran

Notary Public
My Commission expires: 2/22/29

ALMA E. DURAN
Notary Public, State of Texas
Comm. Expires 02-22-2029
Notary ID 4648536

202504250031829

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 23, 2025.

Affiant Signature

25th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

