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 DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00

Affiant

Subscribed and sworn before me this the 13th day of May, 2025.

Notary Public
My commission expires: 8/1/28

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

Karen Johnson Davidson County
Batch# 1273556 DEEDWARR
05/15/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250515-0038307

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Stover 440 Coventry Dr. Nashville, TN 37211	Same as New Owner.	147-02-0 118.00

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, JAMES EUBANKS AND WIFE, ANN CRIM EUBANKS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES STOVER, A MARRIED 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. 156 on the Plan of Section II, Abbay Hall, of record in Book 2331, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Eubanks and wife, Ann Crim Eubanks, by deed dated 07/17/1989, from Mark P. Cartwright, III and wife, Janet F. Cartwright, of record in Book 7893, page 115, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 440 Coventry 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.

Witness my hand this the 13th day of May, 2025.

James Eubanks

Ann Crim Eubanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

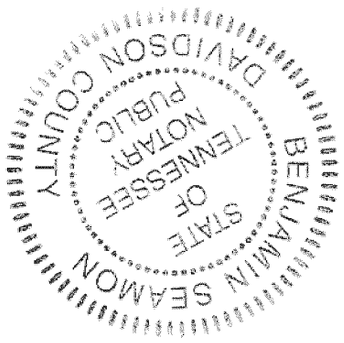
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Eubanks and Ann Crim Eubanks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2025.

My commission expires:

9-7-26

Notary Public



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/13/2025** [DATE].

AFFIANT SIGNATURE

5/13/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

