Karen Johnson Davidson County
Batch# 1283425 DEEDWARR
06/09/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250609-0045084

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2025

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $455,000.00.
Carmen Coats
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of June, 2025.
April Sumruld
NOTARY PUBLIC
My commission expires: 12-19-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Carly Shafer Karas and Joshua Dylan Karas	Legacy Home Loans, LLC	075-11-0A-141.00 CO
(NAME)	(NAME)	
4293 Rachel Donelson Pass	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	White House, TN 37188	

Warranty Deed

For and in Consideration of the sum of $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/we **Frances A. Eaves, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Carly Shafer Karas and Joshua Dylan Karas, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled the Plan of First Revision, Phase Four-C, Heritage Meadows, of record in Instrument No. 20051017-0124480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GREGORY A. EAVES AND WIFE, FRANCES A. EAVES, by deed from ANDE H. KEITH NOW KNOWN AS ANDE M. HOY, UNMARRIED, of record in Instrument No. 20130823-0089077, dated August 19, 2013, said Register's Office.

The said Gregory A. Eaves having since deceased on or about August 4, 2022.

This property is __unimproved _X_improved property known as: 4293 Rachel Donelson Pass, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of June, 2025.

Frances A. Eaves

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances A. Eaves, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

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 June 4. 2025.

Affiant Signature

9th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

