Karen Johnson
Batch # 1285590
06/18/2025 10 02 15 AM
Fees $23 00 Taxes $277 50

Davidson County
DEEDWARRSP
4 pgs

20250618-0047940

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 372[illegible]

This instrument prepared by.

Winston S Evans
Evans, Jones & Reynolds, P C
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Barbara L. Eatherly 5616 Ottershaw Court Brentwood, TN 37027	Barbara L. Eatherly 5616 Ottershaw Court Brentwood, TN 37027	Map 93-12 Parcel 24

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cason A. Dickinson, unmarried, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Barbara L. Eatherly, unmarried, hereinafter called the Grantee, her successors and assigns, all of his interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Property Described in Attached Exhibit A

Being the same property conveyed by Robert C. Montgomery and wife, Billie C. Montgomery to Cason A. Dickinson and Barbara Eatherly by warranty deed of record at Book 10682, Page 621 Register's Office for Davidson County, Tennessee.

This is improved property, known as 232 Hermitage Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto appertaining unto to Grantee, her successors and assigns, forever. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

EXECUTED ON THIS THE 16 DAY OF June, ~~2024.~~ CSM 2025

By: _____
Cason A. Dickinson, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Chad Pearman, a Notary Public in and for said State and County, Cason A. Dickinson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 16 day of June, ~~2024.~~ 2025 CSM

_____
Notary Public

CHAD L. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

My Commission Expires:

_____

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Gf
Affiant

Subscribed and sworn to before me this the 16 day of June, 2025.

Notary Public

My Commission Expires: _____

CHAD I PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

****

REAL ESTATE MASTERS\WARRANTY DEED - TENNESSEE wpd

EXHIBIT A

Being a portion of the easterly one-half of Lot No. 2 on the Map of George Shield's South Nashville Plan, as of record in Book 57, page 56, Register's Office for said county.

Said Lot No. 1 fronts 50 feet on the north side of Hermitage Avenue, and extends back 130 feet along the west margin of Fulcher Street, and 130 feet more or less on the west line of the lot to an alley in the rear on which it measures 56 feet.

Included in the above description to be excluded therefrom is the portion of the premises conveyed to the State of Tennessee, by deed of record in Book 2921, page 139, Register's Office for said County, described as follows:

Beginning at the intersection of the northerly margin of Hermitage Avenue, with the westerly margin of Fairfield Avenue; thence in a northerly direction along the westerly margin of Fairfield Avenue, 75 feet to a point; thence southwesterly along a curve line with a radius of 40 feet, 67.6 feet to a point; thence westerly along a curve line with a radius of 795.5 feet, 5 feet to a point; thence South 11° 10' West 41 feet to the northerly margin of Hermitage Avenue; thence in an easterly direction along the northerly margin of Hermitage Avenue, 50 feet to the point of beginning, containing 2272 square feet, more or less.

Being the same property conveyed to Robert C. Montgomery and wife, Billie C. Montgomery, by Installment Deed from V.D. Hessa and wife, Beatrice Slutsky Hessa, of record in Book 4964, page 984, Register's Office for Davidson County, Tennessee.