Prepared by
Record and Return To
Chapman and Rosenthal Title, l
10 Burton Hills Blvd , Suite 13
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1285592 DEEDWARRSP
06/18/2025 10 03 55 AM 3 pgs
Fees $18 00 Taxes $1,480 00

20250618-0047942

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	093-16-0253 00

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:

Land situated in Davidson County, Being Lot 4 on the plan of Bass Subdivision of the Homestead Block, Hermitage Addition to Nashville, as of record in Plat Book 161, Page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dressel Real Estate Development, LLC by warranty deed from Jerry C. Stevenson and wife, Ruby l. Stevenson, dated April 25, 2007 and of record in Instrument Number 20070503-0053219.

And being the same property conveyed to Cason A. Dickinson and Barbara Eatherly by deed from Duane W. Devault, Substitute Trustee, of record as Instrument 20161118-0122001 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Cason A. Dickinson and Barbara Eatherly by quitclaim deed or correction of record as Instrument 20230626-0048485, Register's

Office for Davidson County, Tennessee.

This is improved property, known as 271 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~~ 2025 CJP.

By: _____
Cason A. Dickinson, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Chad I. 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 CJP.

_____
Notary Public

My Commission Expires:

_____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-17-2028

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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 $ 400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Ed
Affiant

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

Notary Public

My Commission Expires: _____

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

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REAL ESTATE MASTERS\WARRANTY DEED - TENNESSEE wpd