Karen Johnson
Batch # 1285593
06/18/2025 10 06 00 AM
Fees $23 00 Taxes $277 50

Davidson County
DEEDWARRSP
4 pgs

20250618-0047943

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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:
Cason A. Dickinson 212 Kensington Park Nashville, TN 37215	Cason A. Dickinson 212 Kensington Park Nashville, TN 37215	Map 108-00-0 Parcel 188.00 03D74230

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, Barbara L. Eatherly, unmarried, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cason A. Dickinson, unmarried, hereinafter called the Grantee, her successors and assigns, all of her 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 James M. Fischer, Jr. to Barbara L. Eatherly and Cason Dickinson by warranty deed of record at Book 11195, Page 14 Register's Office for Davidson County, Tennessee.

This is improved property, known as 3324 Elm Hill Pike, Nashville, Tennessee 37214.

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 CGP

By: Barbara L Eatherly
Barbara L. Eatherly, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Chad I. Pearman, a Notary Public in and for said State and County, Barbara L. Eatherly, 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 CGP

Notary Public

My Commission Expires:

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

****

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 Eatherly
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

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Fischers One Lot Subdivision, of record in Book 8250, Page 961, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to James M. Fischer, Jr. by deed from LARCHWOOD ASSOCIATES, a Partnership whose General Partners are COUSINS PROPERTIES OF TENNESSEE, ICN., a Georgia Corporation and LARCHWOOD GRUNDSTUCKGESELLSCHAFT mbh, a GmbH, formed under the Law of the Federal Republic of Germany, of record in Book 6435, page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1999 and subsequent years and easements of record, including but not limited to the Plat note that said property is approved as a site for a cellular communications tower and any other use requires the submission and approval by the Metro Planning Commission of another plat showing the extension of a Public Street and extension of Public Utilities and Sewer Lines.