Karen Johnson
Batch # 1288099
06/20/2025 11 31 59 AM
Fees $28 00 Taxes $7,440 70
Davidson County
DEEDWARRSP
5 pgs
20250620-0048476

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Million Eleven Thousand and no/100 Dollars ($2,011,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melody Campbell
Affiant

Subscribed and sworn to before me, on this 18 day of June, 2025.

Hillary D. Smith
Notary Public

My commission expires. 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Stamp)

**This Instrument Was Prepared By:**
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

# SPECIAL WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Tax Identification Numbers: |
|---|---|---|
| Eugenia Properties, LLC | SAME AS NEW OWNER | 11812001900 |
| 4564 Peytonsville Road | | 11812001800 |
| Franklin, TN 37064 | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert S. Iler and W. Casey Reed**, "Grantors", have bargained and sold and by these presents do transfer and convey unto **Eugenia Properties, LLC,** a Tennessee limited liability company, "Grantee", its successors and assigns, the following described tract of real property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference

This is improved property identified as 2702 & 2704 Eugenia Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except matters being more particularly described on **Exhibit "B"**, attached hereto and incorporated herein by this reference.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantors, but not otherwise.

*[Remainder of this page is intentionally left blank, signature page to follow]*

**SIGNATURE PAGE TO SPECIAL WARRANTY DEED**

WITNESS my hand on this the 18 day of June, 2025

Robert S. Iller

W. Casey Reed

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert S. Iller and W. Casey Reed** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office on this the 18 day of June, 2025

Notary Public

Commission Expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Exhibit A**
**Legal Description**

The following land in Davidson County, Tennessee, described as follows:

**Tract I (2702 Eugenia Ave., Nashville, Tennessee 37211/Map & Parcel 11812001900):**

Being Lot No. 223 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee, and also described on survey by Daniels and Associates, Inc., Gregory E. Daniels, Tennessee licensed surveyor, being Job No. 03-071 and dated 9-29-03.

Said Lot No. 223 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 157.49 feet to the Colonial Realty Co. property, which footage included 8 feet added to the rear of the lot as a result of Metropolitan Council Bill 70-1207 closing an alley.

**Tract II (2704 Eugenia Ave., Nashville, Tennessee 37211/Map & Parcel 11812001800):**

Being Lot No. 224 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee, and also described on survey by Daniels and Associates, Inc., Gregory E. Daniels, Tennessee licensed surveyor, being Job No. 03-071 and dated 9-29-03.

Said Lot No. 224 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 157.49 feet to the Colonial Realty Co. property, which footage included 8 feet added to the rear of the lot as a result of Metropolitan Council Bill 70-1207 closing an alley.

Being the same property conveyed to Robert S. Iler and W. Casey Reed by Quitclaim Deed from Robert S. Iler, of record in Instrument No. 20040810-0096502, in the Register's Office for Davidson County, Tennessee, dated August 9, 2004, and recorded on August 10, 2004.

**Exhibit B**
**Title Exceptions**

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THOMPSON AND RING'S REVISED AND CORRECTED PLAN OF EDENWOLD PARK, as recorded in Plat Book 332, Page 29, Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20040625-0075917, Register's Office of Davidson County, Tennessee