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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 25065174MAZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $915,000 00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1290431
06/26/2025 10 26 07 AM
Fees $13 00 Taxes $3,385 50

Davidson County
DEEDWARR
2 pgs

20250626-0050339

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
The Irene H Ludwig Revocable Living Trust 3512 Stokesmont Road Nashville TN 37215	New Owner	Tax Parcel ID No 117-11-0E-009 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Eames and Susan S. Eames, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Irene Helen Ludwig, Trustee of the Irene H. Ludwig Revocable Living Trust dated August 21, 2024, and any amendments thereto**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No 98-A, on the Plan of Bentley Park Condominiums, of record in Plat Book 6900, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bentley Park Condominiums , a horizontal property regime established by Master Deed of record in Book 7076, page 560, Register's Office

Being the same property conveyed to JOHN E EAMES AND WIFE, SUSAN S EAMES, by deed from BERTRAM N HERLONG AND WIFE, BARBARA V HERLONG, of record in Book 11753, page 593, dated November 17, 1999, said Register's Office

PHYLLIS K PAULL (formerly Phyllis K England) conveyed to JOHN E. EAMES AND WIFE, SUSAN S EAMES, by deed of record in Book 11753, page 597, dated November 15, 1999, said Register's Office

This Conveyance is subject to the matters set forth below, if any. as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 117-11-0E-009 00 CO

Matters shown on the Plan of record in Plat Book 6900, page 153, said Register's Office.

Master Deed of record in Book 7076, page 560 and amended in Instrument No 20060124-0009155, said Register's Office

This is improved property located at 3512 Stokesmont Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2025.

John E. Eames

Susan S. Eames

STATE OF GA)

COUNTY OF Houston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Eames and Susan S Eames, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of June, 2025

Notary Public

My Commission Expires: 9/30/28

AMELIA J SMITH
NOTARY PUBLIC
Bibb County
State of Georgia
My Comm. Expires September 30, 2028