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Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1298486 DEEDWARR
07/17/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250717-0056542

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651403**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2025. Notary Public My Commission Expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

WARRANTY DEED

Address New Owner: David Eckert and Claire Greve 1724 Ordway Place Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-235.00

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, **Sherrie Hudson and David Kirkland, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Eckert and Claire Greve, Husband and Wife,** ("Grantee"), his 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 part of Lots 5 and 6, as shown on the map entitled Map of Batson and Williams' Subdivision, of record in Book 1424, page 30, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Ordway Place, 7 feet 6 inches east of the common corner of Lots 5 and 6; thence southerly, parallel to the line between said lots, 155.5 feet to a point; thence westerly 57 feet 6 inches to a point at the common corner of Lots 4 and 5; thence with the line between said lots, northerly 106.5 feet to a point; thence south 87 deg. 15' east 1.9 feet to a point; thence north 0 deg. 54' east 49 feet to the south margin of Ordway Place, at a point which is 2.6 feet east of the common corner of Lots 4 and 5; thence with the margin of Ordway Place, easterly 54.9 feet to the beginning.

(Note: the above portion of the property description was erroneously omitted from previous deeds .)

Being the same property conveyed to SHERRIE HUDSON, by deed from CHRISTOPHER B. HARRIS, of record in Instrument No. 20020520-0061398, dated May 16, 2002, said Register's Office.

SHERRIE HUDSON conveyed to SHERRIE HUDSON AND DAVID KIRKLAND, WIFE AND HUSBAND, by quitclaim deed of record in Instrument No. 20200127-0009436, dated January 16, 2020, 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. 083-10-0-235.00.

Matters shown on the Plan of record in Plat Book 1424, page 30, said Register's Office.

This is improved property located at 1724 Ordway Place Nashville TN 37206

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 14th day of July, 2025.

Sherrie Hudson

David Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherrie Hudson and David Kirkland, 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 14th day of July, 2025.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Pam Autry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 14, 2025**.

Date

Affiant Signature

July 14, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)