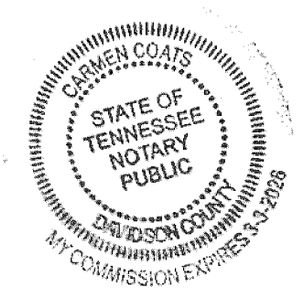
Karen Johnson Davidson County
Batch# 1302680 DEEDWARR
07/25/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $10,212.00
20250725-0059087

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,760,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of July, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Henry Gordon Wynn and Karin Adams Wynn	New Owner(s)	116 15 0 072.00
500 Westview Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW S. ECKERT AND WIFE, LISA H. ECKERT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY GORDON WYNN AND KARIN ADAMS WYNN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly 25.0 feet of Lot No. 2 and a small triangular part out of the northeast corner of Lot No. 23, of Block 8, on the Plan of Calhoun's Resubdivision of Part of Royal Oaks Subdivision, as of record in Book 547, Page 167, Registers office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 and the westerly 25.0 feet of Lot No. 2 adjoin and front together 225.0 feet on the southerly side of Glen Eden Drive and run back 176 feet, 4 inches on the easterly line of said part of Lot No. 2 and 200.0 feet on the westerly line of Lot No. 1, along the easterly margin of West View Drive, to a dead line in the rear, measuring 130.5 feet thereon.

BEING the same property conveyed by Warranty Deed from Edward S. Mackey and wife, Susan E. Mackey to Matthew S. Eckert and wife, Lisa H. Eckert, recorded August 27, 2003, as Instrument No. 20030827-0124479 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 Westview Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of July, 2025.

Matthew S. Eckert

Lisa H. Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew S. Eckert and Lisa H. Eckert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2025.

Notary Public

My Commission Expires:

3-3-26

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 22. 2025.

Affiant Signature

25th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028