Karen Johnson Davidson County
Batch# 1303061 DEEDWARR
07/28/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250728-0059538

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~Davidson~~ COOK

The actual consideration or value, whichever is greater, for this transfer is $695,000.00

Affiant

Subscribed and sworn to before me, this 23 day of July, 2025.

Notary Public

My commission expires: 01/31/2029

OFFICIAL SEAL
QUINCY H STEPNEY
Notary Public, State of Illinois
Commission No. 1003733
My Commission Expires
January 31, 2029

THIS INSTRUMENT WAS PREPARED BY under penalty
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Brandon Gregory Walker		**09113053900**
72 Twin St		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lawrence M Eddy and Vilma B Monteros-Eddy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Gregory Walker, married man

HEREINAFTER CALLED THE GRANTEES, 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. 136, Plan of West Nashville Heights, of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lawrence M Eddy and Vilma B Monteros-Eddy, husband and wife, by Warranty Deed from IRA Innovations, LLC fbo Christopher Marchetti IRA, dated August 9, 2019, of record in Instrument No. 20190814-0081201, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 72 Twin St, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lawrence M Eddy Date: 7/23/2025
Lawrence M Eddy

Vilma B. Monteros-Eddy Date: 7/23/2025
Vilma B Monteros-Eddy

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, a Notary Public of said County and State, Lawrence M Eddy and Vilma B Monteros-Eddy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of July, 2025.

NOTARY PUBLIC

OFFICIAL SEAL
QUINCY H STEPNEY
Notary Public, State of Illinois
Commission No. 1003733
My Commission Expires
January 31, 2029

My Commission Expires: 01/31/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/23/25.

Affiant Signature – Joshua A. Terry

7/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27