This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6470-AJ

Karen Johnson Davidson County
Batch # 1304385 DEEDWARR
08/01/2025 10 19 33 AM 2 pgs
Fees $13 00 Taxes $2,275 50

20250801-0061044

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

X _____
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2025.

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

_____
Notary Public
My Commission Expires. 7/25/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Vincent 124 Quinn Circle Nashville, TN 37210	SAME	095-10-0-006.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Rachel Eskridge, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **John Vincent, a single man** (individually and/or collectively, "Grantee"), 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. 32 on the Plan of W. E. Quin, Jr's., Lebanon Road Subdivision of record in Plat Book 1424, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen Smith, an unmarried woman and Elizabeth R. Valentine, an unmarried woman by Warranty deed from Claire Van Herck, an unmarried woman of record in Instrument No. 20110728-0057927 Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on July 28, 2011.

Being the same property conveyed to Elizabeth Rachel Eskridge, an unmarried woman by Quit Claim Deed from Kathleen Smith, an unmarried woman and Elizabeth Rachel Eskridge, an unmarried woman of record in Instrument No. 20170713-0070668 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 13, 2017.

This is improved property located at: **124 Quinn Circle, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number 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 31st day of July, 2025.

GRANTOR:

Elizabeth Rachel Eskridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Rachel Eskridge, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 31st day of July, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026