Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map, 094 Parcel, 103.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
ROBERT MICHAEL EATHERLY	*	Robert Michael Eatherly
SUSAN F. EATHERLY	*	Susan F. Eatherly
1101 Pumping Station Road	*	7459 Pinson Lane
Nashville TN 37210	*	White House, TN 37188

The GRANTOR, **ROBERT M. EATHERLY**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT M. EATHERLY and wife, SUSAN F. EATHERLY,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being part of the property as shown on the Plan of the Subdivision of Georgia Industrial Realty Company's South Nashville Property, as of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company on September 8, 1965, as follows:

Beginning on the easterly margin of Omohundro Drive at a point 813.5 feet north of the northerly margin of Lebanon Road, said point being the northerly right-of-way line of the Tennessee Central Railroad; thence with said Drive in a northeasterly direction around a curve 107.0 feet to the southerly margin of said Drive; thence with said Drive north 64° 15' east 338.0 feet; thence north 67° 00' east 241 feet to the northerly right-of-way of said Railroad; thence with said right-of-way line south 61° 00' west 458 feet to a point; continuing with said right-of-way in a southwesterly direction 203.5 feet to the beginning, containing 0.53 acres, more or less

Included in this description but excluded from this conveyance is property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 4575, Page 906, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1331015 DEEDWARR
10/07/2025 08 41 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20251007-0079811

Being the same property conveyed to STEPHEN B. EATHERLY and ROBERT M. EATHERLY, as tenants in common, by Quitclaim Deed of record in Instrument Number 20130930-0102570 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the premises.

THIS CONVEYANCE IS ONLY INTENDED TO CONVEY THE INTEREST HELD BY ROBERT M. EATHERLY AND DOES NOT PURPORT TO AFFECT THE REMAINING INTERESTS IN ANY WAY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantee or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEE OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 22nd day of September, 2025, by the undersigned.

ROBERT M. EATHERLY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ROBERT M. EATHERLY** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028