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

Map: 025-15-0 Parcel: 023.00
Map: 025-15-0 Parcel: 022.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
ROBERT M. EATHERLY or	*	Robert M. Eatherly
SUSAN F. EATHERLY, Trustees of the	*	Susan F. Eatherly
EATHERLY REVOCABLE LIVING TRUST	*	7459 Pinson Lane
315 and 317 Highland Heights	*	White House, TN 37188
Goodlettsville, TN 37188	*	

The **GRANTORS, ROBERT M. EATHERLY and SUSAN F. EATHERLY, husband and wife,** as tenants by the entirety, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT M. EATHERLY or SUSAN F. EATHERLY, Trustees of the EATHERLY REVOCABLE LIVING TRUST, dated September 22, 2025

The EATHERLY REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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

Tract No. 1

Land in Davidson County, Tennessee, being Lot 37 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Tract No. 2

Land in Davidson County, Tennessee, being Lot 36 on the Plan of Highland Heights Acres of record in Plat Book 3700, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Karen Johnson Davidson County
Batch # 1331015 DEEDWARR
10/07/2025 08 41 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20251007-0079812

This is improved real property known as 315 and 317 Highland Heights Drive, Goodlettsville, Tennessee 37075.

Being the same property conveyed to ROBERT M. EATHERLY and SUSAN F. EATHERLY, husband and wife, by Quitclaim Deed of record at Instrument No. 20220325-0034934 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises

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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES 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

SUSAN F. EATHERLY

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ROBERT M. EATHERLY** and **SUSAN F. EATHERLY,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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)(vi).

STATE OF TENNESSEE

COUNTY OF SHELBY

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