Karen Johnson Davidson County
Batch# 1332518 DEEDWARR
10/10/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251010-0081064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1513

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert B. Eadie and Gayle R. Eadie	Robert B. Eadie and Gayle R. Eadie	129-11-0A-722.00-CO
(NAME)	(NAME)	
722 Mount Carmel Place	722 Mount Carmel Place	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MYRNA J. DEERE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT B. EADIE AND GAYLE R. EADIE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 722, as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Harris M. Deere and wife, Myrna J. Deere by Sublease and Conveyance of Condominium Apartment Deed from Mary P. Callahan, a single woman of record in Instrument No. 20090827-0080670, Register's Office for Davidson County, Tennessee, dated August 25, 2009 and recorded on August 27, 2009. (as to Leasehold Interest)

AND

Being the same property conveyed to Harris M. Deere and wife, Myrna J. Deere by Warranty Deed from St. Henry's Property Development, Inc of record in Instrument No. 20110418-0029563, Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 18, 2011. (as to Fee Simple Interest). The said Harris M. Deere died on or about February 16, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 722 Mount Carmel Place, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 3rd day of Oct, 2025.

Myrna J. Deere

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of Oct, 2025, before me personally appeared Myrna J. Deere, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELORUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 October 3. 2025.

Affiant Signature

10th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

