Karen Johnson Davidson County
Batch# 1334656 DEEDWARR
10/15/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251015-0082220

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12/[illegible]/28

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF October, 2025.

NOTARY PUBLIC
My Commission expires: 12/19/28

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25090001

Address of New Owner
Shane Eagen and
Kerry Louise Eagen
3260 River Walk Drive
Nashville, TN 37214

Send Tax Bills To:
Legacy Home Loans
408 Highway 76
White House, TN 37188

Tax Information:
085-12-0A-019.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Phyllis Marie Anderson, Successor Trustee of the Betty H. Ketchum Revocable Trust, dated August 30, 2004, as amended and restated on January 13, 2022,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shane Eagen and Kerry Louise Eagen, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of River's Edge, Section Two, Jackson Downs Phase Two, of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty Ketchum, an unmarried person, by Warranty Deed from Fred A. Davis and wife, Emily Ann Davis, dated 09/28/2001 and recorded on 10/05/2001 in Instrument No. 20011005-0108483, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Betty H. Ketchum, Trustee or her successor in trust, under the Betty H. Ketchum Living Trust, dated August 30, 2004, an any amendments thereto, by Quitclaim Deed from Betty Ketchum dated 08/16/2006 and recorded on 08/31/2006 in Instrument No. 20060831-0107824, RODCT.

This is property generally located:
3260 River Walk Drive, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 9700, Page 414, Register's Office for Davidson County, Tennessee.

3. Easement, setbacks and all other matters shown on the Plat of record at Book 6250, Page 934, and Plat Book 7900, Page 556, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9280, Page 334, Book 11098, Page 1, and Instrument No. 20100927-0076802, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer Easement of record in Book 4819, Page 860, Register's Office for Davidson County, Tennessee.
6. Drainage Easement of record in Book 9857, Page 77, Register's Office for Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Phyllis Marie Anderson, Successor Trustee of the Betty H. Ketchum Revocable Trust, dated August 30, 2004, as amended and restated on January 13, 2022,** has caused this instrument to be executed, this the 9 day of Oct, 2025.

TTEE

Phyllis Marie Anderson, Successor Trustee

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Phyllis Marie Anderson, Successor Trustee of the Betty H. Ketchum Revocable Trust, dated August 30, 2004, as amended and restated on January 13, 2022,** 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.

This the 9 day of Oct, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONNER MCCOY CHEATHAM 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 9. 2025.

Affiant Signature

15th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028