Prepared by
Record and Return to:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052630

Karen Johnson Davidson County
Batch # 1346300 DEEDWARR
11/14/2025 10 20 54 AM 2 pgs
Fees $13 00 Taxes $4,810 00
20251114-0090838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this ~~13th~~ 12th day of November, 2025.

ULYSSA SPENCER
Notary Public - State of Georgia
Chatham County
My Commission Expires Oct 2, 2028

Notary Public
My Commission Expires: 10/02/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Evan Deere and Carrie Deere 1704 Eastland Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083 06 0 349.00

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 of which is hereby acknowledged, **1704 Eastland, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Deere and Carrie Deere, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 in Final Plat RE-SUBDIVISION OF A PORTION OF LOTS 1 & 4 ON W.L. HORN'S SPOUT SPRING ADDITION, of record in Instrument No. 20240627-0048382, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1704 Eastland LLC, a Georgia Limited Liability Company, by Warranty Deed from Sheldon W. Ferguson, Unmarried and Sally Swan, Unmarried, of record in Instrument No. 20221227-0132644, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022 and recorded on December 27, 2022.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF A PORTION OF LOTS 1 & 4 ON W.L. HORN'S SPOUT SPRING ADDITION, as recorded in Instrument No. 20240627-0048382.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.L. HORN'S SPOUT SPRING ADDITION, as recorded in Plat Book 57, Page 106.

Easement for Joint Driveway, recorded in Instrument No. 20240715-0052978.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1704 Eastland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of November, 2025.

1704 Eastland LLC, a Georgia limited liability company

By: _____
~~Hal~~ Harold Hayes, Sole Member

STATE OF ~~TENNESSEE~~, Georgia
COUNTY OF ~~DAVIDSON~~ Chatham

Before me, the undersigned, of the State and County aforesaid, personally appeared ~~Hal~~ Harold Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of All 1704 Eastland LLC, a Georgia Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in ~~Nashville~~ Savannah Georgia, ~~Tennessee~~, this 12th day of November, 2025.

_____
Notary Public

ULYSSA SPENCER
Notary Public - State of Georgia
Chatham County
My Commission Expires Oct 2, 2028