Karen Johnson Davidson County
Batch # 1372954 DEEDWARR
01/23/2026 10:10:03 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20260123-0005822

JANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2026.

Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Benjamin Bearden 2612 Western Hills Dr. Nashville, TN 37214	New Owner	073-03-0-038.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric Todd Felmley, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Bearden, an unmarried man**, 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. 52 on the Plan of Section Two, Sutherland Heights, of record in Plat Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the Southerly margin of Brownwood Drive at the common corner of Lots Nos. 53 and 52; thence Northeasterly along said margin of said Drive 260.63 feet to the beginning of a curve; thence around said curve 38.27 feet to a point in the Westerly margin of Western Hills Drive; thence Southerly along said margin of said Drive 161.6 feet to a point, the common corner of Lots Nos. 51 and 52; thence Westerly along the line between said Lots 176.3 feet to a point; thence Northwesterly along the line between Lots Nos. 52 and 53, 166.2 feet to the point of beginning.

BEING the same property conveyed to Eric Todd Felmley, unmarried, by Warranty Deed from Douglas L. Radley, Stephen William Radley and Connie Ann Huggins Co-Successor Trustees of The Radley Joint Revocable Living Trust Agreement u/a/d January 7, 2004, said Warranty Deed being dated 8/5/2016 and recorded 8/9/2016 in Instrument No. 20160809-0082644, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2663, Page 58, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20181107-0110487, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property, known as: 2612 Western Hills Dr., Nashville, TN 37214

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 21st day of January, 2026.

Eric Todd Felmley

Eric Todd Felmley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Eric Todd Felmley, the bargainor(s), 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.

Witness my hand and official seal, this 21st day of January, 2026.

Commission Expires: 09/27/26

B. Huntsman

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY