This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1465309 DEEDWARR
08/31/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20260831-0080264

Address of New Owner:
Larry Hall
155 Heritage Trace Dr
Madison, TN 37115

Send Tax Bill to:
Primis Mortgage Company
5535 Currituck Dr., Ste. 120
Wilmington, NC 28403

Tax Information:
042-11-0B 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK SCOTT EATHERLY II AND ANNA KATHLEEN DOUGHERTY TRUSTEES OF THE MARK SCOTT EATHERLY II AND ANNA KATHLEEN DOUGHERTY IRREVOCABLE LIVING TRUST DATED JANUARY 21, 2022, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LARRY HALL, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment Unit 155 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Maser Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Registers Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to The Irrevocable Trust of Mark Scott Eatherly II and Anna Kathleen Dougherty, by deed dated 06/07/2024, from Mark Scott Eatherly II, of record in Instrument No. 20240607-0042852, Register's Office for said County.

Also being the same property conveyed to Mark Scott Eatherly II, an unmarried man, by deed dated 08/30/2021, from William H. Farmer and wife, Patricia C. Farmer, of record in Instrument No. 20210907-0119848, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 155 Heritage Trace Dr, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of August, 2026.

The Mark Scott Eatherly II and Anna Kathleen Dougherty Irrevocable Living Trust dated January 21, 2022.

BY: _____
Mark Scott Eatherly II, Trustee

STATE OF TENNESSEE

COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Scott Eatherly, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the TRUSTEE of the within named bargainor, a TRUST, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the The Irrevocable Trust of Mark Scott Eatherly II and Anna Kathleen Dougherty by the said Mark Scott Eatherly II as such TRUSTEE.

Witness my hand and official seal this 17th day of August, 2026.

My commission expires: 4/17/28

_____
Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/17/26. (date of document).

Affiant Signature

8/25/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY