WARRANTY DEED

File #19518

Karen Johnson Davidson County
Batch# 332578 DEEDWARR
12/19/2019 03:24:45 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20191219-0131283

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$575,000.00~~ 565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8VRES19-5809

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Collum	NEW OWNER	145-02-0-028.00
(NAME)	(NAME)	
5809 Still Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Susan Rae Eidson Potts, Trustee of The Eidson Family Trust, established by the Revocable Trust Agreement of Lee M. Eidson and Kay D. Eidson dated July 10, 1997,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Collum, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 9 on the Plan of Laurel Ridge, Section One of record in Plat Book 3500, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 199.8 feet on the Westerly side of Still Hollow Road and extends back 404.5 feet on the Northerly line and 379.5 feet on the Southerly line to a dead line, measuring 191.2 feet thereon, containing 1.77 acres, more or less.

Being the same property conveyed to Lee M. Eidson and wife Kay Eidson by Warranty deed from John E. Gaffney and wife, Eleanor S. Gaffney of record in Book 5145, page 258, Register's Office for Davidson County, Tennessee, dated May 09, 1977 and recorded on May 10, 1977. Thence being the same property conveyed to Lee M. Eidson and Kay D. Eidson, Trustees U/A/D July 10, 1997 of the Eidson Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim deed from Lee M. Eidson and wife; Kay Eidson, individually of record in Book 10530, page 372, Register's Office for Davidson County, Tennessee, dated July 10, 1997 and recorded on July 15, 1997. Kay D. Eidson died on September 4, 2017. Upon the death of Kay D. Eidson, Lee M. Eidson became the sole Trustee of said Eidson Joint Revocable Living Trust Agreement. Thence being the same property conveyed to the Eidson Family Trust, established by the Revocable Trust Agreement of Lee M. Eidson and Kay D. Eidson dated July 10, 1997, as amended and restated from time to time, whose Trustees are Lee M. Eidson and/or Susan Rae Eidson Potts by Quitclaim deed from Lee M. Eidson, Trustee of the Eidson Joint Revocable Living Trust Agreement dated July 10, 1997 of record in Instrument No. 20190815-0081901 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 15, 2019. Lee M. Eidson died August 26, 2019 leaving Susan Rae Eidson Potts as the sole Trustee of said Eidson Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5809 Still Hollow Road, Nashville, TN 37215

(House Number) (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 my hand this 13th day of December, 2019.

The Eidson Family Trust, established by the Revocable Trust Agreement of Lee M. Eidson and Kay D. Eidson dated July 10, 1997, as amended and restated from time to time

BY: Susan Rae Eidson Potts

Susan Rae Eidson Potts, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan Rae Eidson Potts**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Eidson Family Trust, established by the Revocable Trust Agreement of Lee M. Eidson and Kay D. Eidson dated July 10, 1997, as amended and restated from time to time,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of December, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027