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Karen Johnson Davidson County
Batch# 334358 DEEDWARR
12/26/2019 10:24:08 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20191226-0133006

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna M. Dudek Living Trust	Morgan Stanley Private Bank, National Association	14904015900
(NAME)	(NAME)	
2574 Cedar Springs Drive	4270 Ivy Pointe Blvd., 4th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cincinnati, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The Evelyn E. Salisbury Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donna M. Dudek Living Trust UAD October 28, 2016,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, to wit:

Lot No. 481 on the Plan of Edge-O-Lake Estates, Section 7, as shown of record in Book 3700, Page 79, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 481 fronts 86.77 feet on the westerly side of Cedar Springs Drive and runs back between lines 178.61 feet on the northerly side and 167.12 feet on the southerly side to a line at the rear on which it measures 66.61 feet thereon.

Being the same property conveyed to Vern I. Salisbury and wife, Evelyn S. Salisbury by deed dated October 17, 1967 from Ralph Stevens Construction Company, Inc. of record in Book 4182, Page 563, Register's Office for Davidson County, Tennessee. The said Vern I. Salisbury died February 19, 1993 survived by his wife, Evelyn S. Salisbury. Thereafter, Evelyn S. Salisbury, being one and the same as Evelyn E. Salisbury conveyed said property to Evelyn E. Salisbury, Trustee of the Evelyn E. Salisbury Revocable Living Trust by deed dated November 13, 2003 and recorded in Instrument No. 20031121-0169842 said Register's Office. Evelyn E. Salisbury died April 22, 2019 and by the terms of the Trust Agreement, Dennis A. Salisbury, was designated as Successor Trustee.

unimproved ☐

This is improved ☑ property, known as 2574 Cedar Springs Drive, Nashville, TN 37217
(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/our hands this **20th** day of **December, 2019.**

The Evelyn E. Salisbury Revocable Living Trust

By: _____ - successor trustee
Dennis A. Salisbury, Successor Trustee

State of **Tennessee**
County of Davidson

Personally appeared before me on **20th** day of **December, 2019,** a notary public in and for the state and county aforementioned, **Dennis A. Salisbury,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself to be Successor Trustee** of **The Evelyn E. Salisbury Revocable Living Trust** and that **he** as such **Successor Trustee** executed the foregoing instrument for purposes therein contained, by signing the name entity by **himself** as **Successor Trustee.**

WITNESS my hand and notary seal this **20th** day of **December, 2019.**

_____
Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Dudek