PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 728125 **DEEDWARR**
09/30/2021 02:59:59 PM 2 pgs
Fees: $13.00 Taxes: $12,580.00
20210930-0131872

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Noel B. Williams, Trustee 304 Maybelle Lane Nashville, Tennessee 37205	Noel B. Williams, Trustee 304 Maybelle Lane Nashville, Tennessee 37205

TAX MAP PARCEL NUMBERS: 130130A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce Marie Eidson, Trustee of the Joyce Marie Eidson Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Noel B. Williams, Trustee, The Noel B. Williams Living Trust Dated March 12, 2007,** hereinafter called the **Grantee**, Grantee's 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. 35 on the Plan of Jardin de Belle of record in Inst. No. 20050822-0099470, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joyce Marie Eidson, Trustee of the and Joyce Marie Eidson Revocable Trust, by Warranty Deed from G. Nelson Crowe, II and Amber G. McAdams, n/k/a Amber G. Crowe, dated February 27, 2018 and recorded on February 28, 2018, of record in Inst. No. 20180228-0018733, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; Any and all zoning regulations, restrictions, setback lines, easements and encumbrances of record, if any, which may affect the property conveyed herein.

This is improved property, known as 304 Maybelle Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of September, 2021.

Joyce Marie Eidson Revocable Trust

By: _____
Joyce Marie Eidson, Trustee

State of Tennessee

County of Davidson

On this 13th day of September, 2021, before me the undersigned authority, personally appeared Joyce Marie Eidson, Trustee of the Joyce Marie Eidson Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00.

Neal B. Williams
Affiant

Sworn and subscribed before me this 30th day of September, 2021.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

_____
Notary