Karen Johnson Davidson County
Batch# 760491 DEEDWARR
11/24/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20211124-0156057

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,310,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2021.

Notary Public:
My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Stonehorse Real Estate Holding 157 Powers Road Oakdale, TN 37829	Send Tax Bills To: New Owner	Map/Parcel Number: 053-12-0-198.00

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, **Shirley A. Eidson, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Stonehorse Real Estate Holdings, LLC**, 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:

Tract I

Land in Davidson County, Tennessee, described as follows: Being the Southerly 214 feet of the Easterly 175 feet of Lot No 24, Section 2. of Life and Casualty Insurance Companies Subdivision of the Dabbs and Elliott property as of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee. Beginning at a point in the Northerly margin of Old Hickory Blvd, said point being the Southeasterly corner of Lot No. 24 on the Southwesterly corner of Lot No. 23 on said plan, and running thence Northerly along the dividing line between said Lot No. 24 and Lot No. 23 a distance of 214 feet to a point, said point being the Southeasterly corner of the property heretofore conveyed to Paul E. Moore and wife Delphin Moore, by deed recorded in Book 5048, Page 973, Register's Office of Davidson County, Tenn.; thence running Westerly along the dividing line between this property and the above described property conveyed to Paul E. Moore and wife, Delphin Moore, a distance of 175 feet to the Northwesterly corner of the herein described property, said point also being the Southwesterly corner of the property heretofore conveyed to Moore; thence Southerly a distance of 214 feet to a point in the Northerly margin of old Hickory Boulevard, said point also being the Southwesterly corner of the herein described property; thence Easterly along the Northerly margin of Old Hickory Boulevard 175 feet to the point of beginning.

Being the same property conveyed to Shirley A. Eidson, by Quit Claim Deed from Shirley A. Eidson, survivor Trustee of The Samuel and Shirley Eidson Trust dated 3-5-02, of record in Instrument No. 20090313-0022970, in the Register's Office of Davidson County, Tennessee, dated February 13, 2009 and recorded on March 13, 2009.

Being the same property conveyed to Samuel R. Eidson and Shirley A. Eidson, Trustees respectively, and their successors in trust for the benefit of Samuel R. Eidson and Shirley A. Eidson, under the terms of the Samuel and Shirley Eidson Trust dated 3-5-02 by Quit Claim Deed dated March 5, 2002 and recorded on March 22, 2002 of record in Instrument No: 20020322-0035539, Register's Office for Davidson County, Tennessee. Samuel R. Eidson died on October 8, 2002 leaving Shirley A. Eidson as survivor Trustee of The Samuel and Shirley Eidson Trust dated 3-5-02.

Being the same property conveyed to Samuel R. Eidson, and wife Shirlely Eidson, by Warranty Deed from Fasih U. Samad, and wife, Naima Samad, of record in Book 7824, Page 117, in the Register's Office of Davidson County, Tennessee, dated April 24, 1989 and recorded on April 25, 1989.

Tract II

Land in Davidson County, Tennessee, being the Northerly 306 feet of the Easterly 175 feet of Lot No. 24 of Life and Casualty Insurance Company Subdivision of the Dabbs and Elliott Property as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the dividing line between Lots No. 23 and 24 on said plan, 219 feet North of the Northerly margin of Old Hickory Blvd., thence Westerly 175 feet to a point; thence North 306 feet to a point; thence Easterly 175 feet to a point; thence Southerly 306 feet to the point of beginning.

INCLUDED in this conveyance was a "Reservation of Easement for Sewer Line", consisting of five (5) feet on either side of the sewer line which is located in and runs through the entire length of said property in a Northerly-Southerly manner within 30 feet of the Westerly boundary of the said property. Said easement includes "Rights of Ingress and Egress".

Being the same property conveyed to Shirley A. Eidson, unmarried, by Quit Claim Deed from Shirley A. Eidson, survivor Trustee of The Samuel and Shirley Eidson Trust dated 3-5-02, of record in Instrument No. 20160819-0086678, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016 and recorded on August 19, 2016.

Being the same property conveyed to Samuel R. Eidson and wife, Shirley M. Eidson by Warranty Deed from Harold Bone and wife, Katherine Bone of record in Book 8404, page 25, Register's Office for Davidson County, Tennessee. Samuel R. Eidson and Shirley A. Eidson Quitclaimed to Samuel R. Eidson and Shirley A. Eidson, Trustees of The Samuel and Shirley Eidson Trust dated 3/5/02, of record in Instrument No. 20020322-0035541, said Register's Office. Samuel R. Eidson died on October 8, 2002 leaving Shirley A. Eidson as survivor Trustee of The Samuel and Shirley Eidson Trust dated 3/5/02.

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

Subject to Reservation of Easement for Sewer Line of record in Book 8404, Page 25, Register's Office of Davidson County, Tennessee.

Subject to conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 3315 Old Hickory Blvd., Nashville, TN 37138

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 15th day of November, 2021.

Shirley A. Eidson

Shirley A. Eidson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Shirley A. Eidson , 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 15th day of November, 2021.

Commission Expires:
8/19/25

Notary Public:

DEVON SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-15-2021 (date of document).

Jennifer L. Pennell

11-15-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of November, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

