Karen Johnson Davidson County
Batch# 784418 DEEDWARR
01/04/2022 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,465.20
20220104-0001333

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8832

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2021

Notary Public

Commission Expires: 9/6/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Eitel 4414 Saunders Avenue Nashville, TN 37216	Eric Eitel 1259 Christopher Ct. Sebastopol, CA 95472	061-03-0-038.00

WARRANTY DEED

FOR AND IN 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/WE,

Alice Dian Guider, Donna Loree Ferrell and Timothy Ray Cuttrell, Trustees of The Cuttrell Family Trust dated March 8, 2021

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Eitel, a married man

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 lying in Davidson County, Tennessee, more particularly described as follows:
Being Lot No. 97 on the Plan of Section One, Gra-Mar Acres, as of record in Plat Book 2133, Page 27, Register's Office for said County.

Said Lot 97 fronts 100 feet on the easterly side of Saunders Avenue and runs back 309.5 feet on the northerly line and 303.6 feet on the southerly line, to the westerly right-of-way line of the L. & N. Railroad, measuring 129 feet thereon.

Being the same property conveyed to Donald R. Cutrell and wife, Juanita R. Cutrell by Warranty Deed from W. L. Newman and wife, Westelle Newman of record in Book 4265, page 592, Register's Office for Davidson County, Tennessee, dated August 31, 1968 and recorded on September 3, 1968. The said Juanita R. Cuttrell died on February 5, 2020, thereby vesting fee simple title in Donald R. Cuttrell, surviving tenant by entirety.

Being the same property conveyed to Alice Dian Guider and/or Donna Loree Ferrell and/or Timothy Ray Cutrell, Trustees of the Cutrell Family Trust dated March 8, 2021 by Quitclaim Deed from Donald Ray Cutrell of record in Instrument No. 20210324-0039069 Register's Office for Davidson County, Tennessee, dated March 8, 2021 and recorded on March 24, 2021..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4414 Saunders Avenue, Nashville, TN 37216

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 so 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.

Dated this the 22nd day of December, 2021.

The Cuttrell Family Trust dated March 8, 2021

By: Alice Dian Guider, Trustee
Alice Dian Guider, Trustee

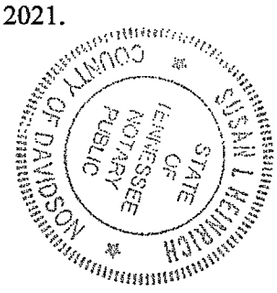
By: Donna Loree Ferrell Trustee
Donna Loree Ferrell, Trustee

By: Timothy Ray Cutrell
Timothy Ray Cuttrell, Trustee
Cutrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Alice Dian Guider, Donna Loree Ferrell, and Timothy Ray Cuttrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **themselves** to be **Trustee(S) of The Cuttrell Family Trust dated March 8, 2021,** and that as such **Trustee(S)** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of December, 2021.



Notary Public
My Commission Expires: 9/16/2023

Certificate of Authenticity

I, Sheryl Callison, 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 12-27-21.

Affiant Signature

12-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of December, 2021

Notary's Signature

(Notary Seal)

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/8/2025