BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042802 DEEDWARR
08/25/2023 10 28 24 AM 10 pgs
Fees $53 00 Taxes $3,071 00

20230825-0066527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF August, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Hull and Michael Farrell	Same as New Owner	
(NAME) 4117 Hillsboro Pike, Ste 103-265	(NAME)	105-13-0-407 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **BERNICE PENDER AND SONIA EASON AND JAMES EASON, JR. AND KENNETH EASON AND DWAYNE EASON AND EDWARD FLOYD EASON AND EVAN EASON AND YVONNE TAFT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HULL AND MICHAEL FARRELL,** 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 in Davidson County, Tennessee, being Lot No. 3 on the Map of Joseph Knowles Subdivision, as of record in Book 332, Page 48, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the South side of Bradford Avenue, formerly Tennessee Street, and runs back between parallel Lines, 210 feet to an alley.

Being the same property conveyed to Robert F. Eason and wife, Avis Eason by Warranty deed from Joseph Bruce Gilman and wife, Jackie Wolberg Gilman of record in Book 4266, page 188, Register's Office for Davidson County, Tennessee, dated September 04, 1968 and recorded on September 05, 1968.

The said Robert F. Eason having since died in 1981 leaving the property to Avis K. Eason as the surviving Tenant by the Entirety. The said Avis K. Eason having since died intestate in 1991. Avis K. Eason leaving Bernice Pender, Yvonne Taft, Robert T. Eason, Calvin Eason, Edwin Eason, James Howard Eason and Kenneth Eason as her Heirs At Law. Affidavit of Heirship for Avis K. Eason of record in Instrument No. 20230816-0064007 in the Register's Office for Davidson County, Tennessee.

The said Robert T. Eason having predeceased Avis K. Eason in 1979. The said Robert T. Eason was never married nor had any children. Affidavit of Heirships for Robert T. Eason of record in Instrument No. 20230816-0064002 in the Register's Office for Davidson County, Tennessee.

The said Calvin Eason having predeceased Avis K. Eason in 1999. The said Calvin Eason was never married nor had any children. Affidavit of Heirship for Calvin F. Eason of record in Instrument No. 20230816-0064006 in the Register's Office for Davidson County, Tennessee.

The said James Howard Eason died in 1994. The said James Howard Eason was not married at the time of his death but had two children, James Eason, Jr. and Sonia Eason. Affidavit of Heirships for James Howard Eason of record in Instrument No. 20230816-0064004 in the Register's Office for Davidson County, Tennessee.

The said Edwin Eason died in 2022. The said Edwin Eason was not married at the time of his death but had three children, Evan Eason, Edward Floyd Eason and Dwayne Eason. Affidavit of Heirships for Edwin Eason of record in Instrument No. 20230816-0064005 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 855 Bradford Ave., Nashville, TN 37204

(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 22nd day of August, 2023

YVONNE TAFT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvonne Taft, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2023.

Commission expires 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand this 21st day of August, 2023

DWAYNE EASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne Eason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2023

Commission expires



Notary Public

Witness my hand this 21st day of August, 2023

Edward Eason

EDWARD FLOYD EASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Floyd Eason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 21st day of August, 2023

Commission expires: 3-3-25

Jean P. Shearer

Notary Public



Witness my hand this 21st day of August, 2023

Evan Eason

EVAN EASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

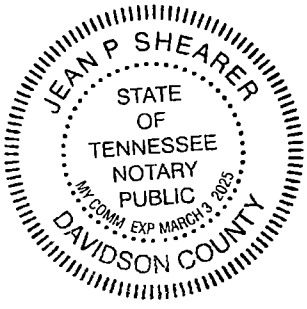
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evan Eason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 21st day of August, 2023

Commission expires 3-3-25

Jean P. Shearer

Notary Public



Witness my hand this 23rd day of August, 2023

as Attorney in Fact for Bernice Pender

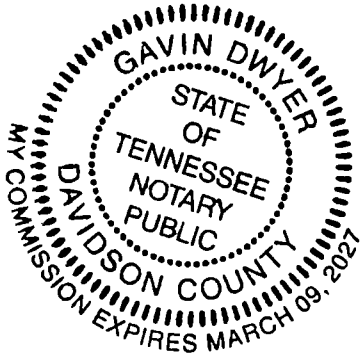
BERNICE PENDER BY JULIANNE LACKEY ANGELOVA, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Julianne Lackey Angelova, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bernice Pender and acknowledged that she executed the same as the free act and deed of Bernice Pender.

Witness my hand and seal this 23rd day of August, 2023.



Notary Public

Witness my hand this 24th day of August, 2023

SONIA EASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonia Eason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2023.

Commission expires 11-5-2025

Notary Public

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 24th day of August, 2023

Sonia Eason as Attorney in Fact for James Eason, Jr.

JAMES EASON, JR BY SONIA EASON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Sonia Eason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Eason, Jr. and acknowledged that she executed the same as the free act and deed of James Eason, Jr.

Witness my hand and seal this 24th day of August, 2023.

Notary Public

Commission Expires 11-5-2025

HELEN JULIANNE LACKEY ANGELOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 22nd day of August, 2023

KENNETH EASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Eason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22nd day of August, 2023

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON