Karen Johnson Davidson County
Batch # 1098107 DEEDWARR
02/05/2024 02:49:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240205-0008075

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

# WARRANTY DEED

**Grantor:** **Edna C. Salyer, Trustee of Howard and Edna Salyer Community Property Trust established September 18, 2020**

**Grantees:** **Edna C. Salyer, individually, and Edna C. Salyer, Trustee of Residuary Trust Under Will of Howard L. Salyer**

**County:** **Davidson, Tennessee**

| **Name and Address of New Owners:** | **Send Tax Bills To: Same** |
|---|---|
| Edna C. Salyer<br>1 Salyer Drive<br>Nashville, TN 37205 | **Map and Parcel No. (s):**<br>114 00 0 214.00 |

## AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to T.C.A. § 67-4-409(a)(1)(C)(viii), the undersigned hereby states that this Warranty Deed is executed by the trustee of a testamentary trust or revocable living trust to implement the distribution of the real property to a trust beneficiary or beneficiaries and is exempt from recording tax.

Edna C. Salyer, Trustee and Individually
Affiant

Sworn to and subscribed before me, this 20th day of December, 2023.

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*affix seal here*

**TO FULFILL HER OBLIGATION AS TRUSTEE, Edna C. Salyer, Trustee of Howard and Edna Salyer Community Property Trust, established September 18, 2020 ("Grantor"),** has this day bargained and sold, and does hereby transfer and convey the parcels of real estate described in Exhibit A, attached hereto (the "Property"), to **Edna C. Salyer,** an unmarried person, as to a **Seventy-Four Percent (74%) undivided interest therein** and to **Edna C. Salyer, Trustee of Residuary Trust under Will of Howard L. Salyer,** as to a **Twenty-Six Percent (26%) undivided interest therein (together, "Grantees").**

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns forever. Grantor does hereby covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for applicable current year property taxes and, additionally, as disclosed in and referenced in this Warranty Deed.

Grantor further covenants and binds herself and her successors in trust, to warrant and forever defend the title to the Property to Grantees, their successors, and assigns, against the claims of all persons.

**IN WITNESS WHEREOF,** Grantor has signed this Warranty Deed on this the 20th day of December, 2023.

**Edna C. Salyer**
**Trustee of Howard and Edna Salyer**
**Community Property Trust,**
**Established September 18, 2020**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edna C. Salyer, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2023.

Notary Public

My Commission Expires January 4, 2027.




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# EXHIBIT A

Land situated in Davidson County, Tennessee, described as follows:

Tract No. 1. Land in Davidson County, Tennessee, being Tract No. 1 on the Plan of record in Book 5210, page 105, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron fence post in the west boundary of Lot 213 West Meade Hills Subdivision; thence north 85° 27' 02" west 1,881.06 feet to an iron pin; thence north 03° 30' 34" east 1,143.00 feet to a post in the fence line; thence with the fence south 78° 00' east 115 feet to a point; thence south 78° 55' east 195 feet to a point; thence north 80° 00' east 200 feet to a point; thence south 88° 35' east 300 feet to a point; thence north 86° 30' east 100 feet to a point; thence south 84° 38' east 150 feet to a point: thence south 69° 55' east 164 feet to a stake at a tree; thence south 13° 53' 23" east 483.60 feet to a corner-post; thence south 02° 53' 17" west 388.63 feet to an iron pin; thence south 87° 36' 15" east 363.67 feet to an iron pin at the beginning of a curve; thence around said curve having a center line delta of 31° 26' 55" and a radius of 300 feet 164.66 feet to a concrete monument location; thence north 86° 36' east 6.62 feet to a concrete monument location in the northwesterly margin of Cavanaugh Circle; thence south 02° 53' 17" west 373.07 feet to the point of beginning containing 38.79 acres more or less.

Subject to an access easement retained for the Paul D. Davis property described as follows:

Beginning at a monument location at the northwest corner of the right-of-way of Cavanaugh Circle; thence with the margin of Cavanaugh Circle south 02° 53' 17" west 30.52 feet to a point; thence in a westerly direction 109.57 feet to a monument in a curve; thence with said curve northeasterly 108.06 feet to a monument location; thence north 86° 36' east 6.62 feet to the point of beginning.

Tract No. 2. Land in Davidson County, Tennessee, being a tract of land known as Parcel 6, on the Tax Map 115. This tract of land adjoins the North and West side of West Meade Hills, Section 8, recorded in Plat Book 3600, Pages 61 and 62, and is bounded on the North side by the Paul Davis Property (revised), Plat recorded in Plat Book 5210, Page 105.

Beginning at a point in the south right of way of Cavanaugh Circle and being the Northwest corner of Lot #214 West Meade Hills; Thence South 8° 55' 32" West 311.31 feet to a concrete monument found in the West line of Lot #213 to the true point of beginning, (this point is the Southeast corner of Lot #1 on the Paul Davis Property, revised plat); Thence with the West line of Lot #213 South 29° 50' 47" West 80.01 feet to a concrete monument found, being the Northeast corner of Lot #212; Thence with the West property line of Lots #209, 210, 211, and 212, South 33° 18' 22" West 360.83 feet to a concrete monument found in the West line of Lot #208; Thence with the West line of Lots #205, 206, 207, and 208 South 50° 26' 58" West 348.74 feet to a concrete monument found in the Northeast corner of Lot #204; Thence with the North line of Lots #202, 203, 204, North 88° 58' 22" West 508.14 feet to an iron pin in concrete at the Northwest corer of Lot #201; Thence leaving West Meade Hills, North 10° 31' 31" East 750.22 feet to an iron pin found in the

south line in Lot #1 of Paul Davis Property Revised Plat; Thence with South line of Lot #1 South 80° 04' 07" East 891.23 feet to the point of beginning, containing 511,579 square feet or 11.744 acres.

This is improved property known as 1 Salyer Drive, Nashville, Tennessee 37205.

The conveyances in this deed are expressly subject to all restrictions, encumbrances, easements and reservations set forth in previous deeds of record.

BEING the same property conveyed to Howard L. Salyer and Edna C. Salyer, Trustees of Howard and Edna Salyer Community Property Trust, established September 18, 2020, from Edna C. Salyer by deed of record as Instrument No. 20201023-123353, Register's Office for Davidson County, Tennessee. Howard L. Salyer died on October 17, 2022, and Edna C. Salyer thereby became the sole trustee of the Howard and Edna Salyer Community Property Trust with full authority to sell and convey real estate held by such trust.

The legal descriptions contained in this deed were taken from the previous deed under which the Property was conveyed to the Grantor, and the Property was not surveyed in connection with this conveyance.

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