PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1127694 DEEDWARR
04/26/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20240426-0030272

Ivey Title, LLC Ref: (DL) Title No.: 63588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Andrew Wilson Rebecca Christie Wilson 2918 Westmoreland Drive Nashville, TN 37212	**Steadfast Mortgage** **1036 Stearman Dr, Ste. 6** **White House, TN 37188**

TAX MAP PARCEL NUMBERS: 10414005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Eskind, Successor Trustee, of Matthew Charles Eskind Irrevocable Trust dated October 25, 2010,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Andrew Wilson and Rebecca Christie Wilson, husband and wife,** 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 19 as shown on the map entitled Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery [sic] B. Eskind Trustee of Matthew Charles Eskind 2010 Irrevocable Trust, dated October 25, 2010, by Warranty Deed from Jonathan Fruetel and Anne Fruetel Wife, dated June 3, 2016 and recorded on June 9, 2016 of record in Inst. No. 20160609-0058530, Register's Office for Davidson County, Tennessee. By instrument dated July 14, 2022, Jeffrey B. Eskind resigned as Trustee and appointed David B. Eskind Successor Trustee of the Matthew Charles Eskind 2010 Irrevocable Trust.

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

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 16, said Register's Office; Subject to conservation zoning and urban zoning overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, as of record in the Metropolitan Clerk's Office.

This is improved property, known as 2918 Westmoreland Drive, Nashville, TN 37212

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 25th day of April, 2024.

Matthew Charles Eskind Irrevocable Trust dated October 25, 2010
By: D.B.E., successor trustee
David B. Eskind, Successor Trustee

State of Tennessee

County of Davidson

On this 25th day of April, 2024, before me the undersigned authority, personally appeared **David B. Eskind, Successor Trustee, of Matthew Charles Eskind Irrevocable Trust dated October 25, 2010,** 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

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: $1,700,000.00.

Affiant

Sworn and subscribed before me this 25th day of April, 2024.

Notary

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Certificate of Authenticity

I, Adde Dilworth, 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 **April 25, 2024**.

Date

Affiant Signature

April 25, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025