Karen Johnson Davidson County
Batch# 1130009 DEEDWARR
05/02/2024 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $5,013.50
20240502-0032106

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*

Ivey Title, LLC Ref: (DL) Title No.: 63610
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Thomas Frist Allen<br>509 Brook Hollow Road<br>Nashville, TN 37205 | Pinnacle Bank<br>150 3rd Avenue South, Suite 1000<br>Nashville, TN 37201 |

**TAX MAP PARCEL NUMBERS:** 11511006900

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,355,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffery B. Eskind, Trustee of the David B. Eskind 2010 Irrevocable Trust, with full power to sell, transfer or convey without the joinder of any beneficiary**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Frist Allen, an unmarried man**, 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 No. 147 on the Plan of West Made Farms Inc, Section G, of record in Book 1835, page 115, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David B. Eskind, unmarried, by Warranty Deed from Robert D. Pinson and wife, Megan S. Pinson, dated December 27, 2013 and recorded on December 30, 2013, of record in Inst. No. 20131230-0130763, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 31, 2013, recorded February 12, 2014, of record in Inst. No. 20140212-0012621, said Register's Office, subject proeprty was conveyed to Jeffery B. Eskind, Trustee of the David B. Eskind 2010 Irrevocable Trust, with full power to sell, transfer or convey without the joinder of any beneficiary. The correct spelling of Grantor's name is "Jeffrey B. Eskind", Trustee.

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

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 115, said Register's Office, which Plan shows an 85 foot minimum building setback line from Brook Hollow Road, and a 10 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as 509 Brook Hollow Road, Nashville, TN 37205**

**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 1st day of May, 2024.

**The David B. Eskind 2010 Irrevocable Trust**

**By:** _____
**Jeffrey B. Eskind, Trustee**

**State of Tennessee**

**County of Davidson**

On this 1st day of May, 2024, before me the undersigned authority, personally appeared, Jeffrey B. Eskind, Trustee of the David B. Eskind 2010 Irrevocable Trust, 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.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

**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: $1,355,000.00.

Affiant

Sworn and subscribed before me this 1st day of May, 2024.

My Commission Expires: 3/8/28

Notary

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 5/1/24 (date of document).

Affiant Signature

5/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

