Karen Johnson
Batch # 1203828
11/13/2024 10:55:17 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20241113-0088276

This instrument prepared by:
Jason D. Salomon, Esq.
Harkavy Shainberg Kaplan PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
(901) 761-1263

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MILTON J. SALOMON and wife, SYLVIA G. SALOMON, hereinafter referred to as Grantors, have bargained, sold, conveyed and by these presents do transfer sell and convey unto MILTON J. SALOMON and SYLVIA G. SALOMON, Trustees of the MILTON AND SYLVIA SALOMON LIVING TRUST, dated the 11th day of November, 2024, and Successors, hereinafter called the Grantee, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being a parcel of land in the second Civil District of Nashville, Davidson County, Tennessee located on the west margin of River Road, being Lot No. 8 of Map A of record in Book 11001, page 985, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road at the northeast corner of John Heath, Jr. of record in Deed book 1678, page 217, R.O.D.C.; Thence, leaving said margin with Heath's line N 70 degrees 39'09" W, 306.80 feet to an iron pin set; Thence, with Heath S35 deg. 52'39" W, 212.00 feet to an iron pin set; Thence, with Lot 7, N 76 deg. 57'54" W, 469.56 feet to an iron pin set; Thence, N 13 deg 02'06" E, 114.81 feet to an iron pin set; Thence, N 76 deg. 57'54" W, 50.31 feet to an iron pin set; Thence, with Lot 9, N 11 deg 30'00" E, 162.30 feet to an iron pin set; Thence, S 81 deg 48' 13" E, 910.86 feet to an iron pin set in the westerly margin of River Road, Thence, with said margin and a curve concave to the west having a central angle of 01 deg. 25'01" a radius of 691.20 feet and a chord of S 11 deg. 14'45" W, 17.09 feet for an arc length of 17.09 feet to an iron pin set; Thence, S11 deg. 57'15" W, 175.19 feet to the point of beginning containing 218,236 square feet or 5.01 acres more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

This real property being all or part of the property conveyed to the Grantors by deed of record at Book 11703, Page 740, in the Register's Office of Davidson County, Tennessee.

This real property is being conveyed subject to any unpaid taxes, as well as subdivision restrictions, building lines, and easements of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantors do further covenant and bind Grantors and Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

The Grantors state that the purpose of this Deed is to transfer the entire right, title, and interest of Grantors in and to said real property to the MILTON AND SYLVIA SALOMON LIVING TRUST, dated the 11th day of November, 2024. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, T.C.A. § 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi).

IN WITNESS WHEREOF, the Grantors executed this instrument on this 11th day of November, 2024.

GRANTORS:

MILTON J. SALOMON

SYLVIA G. SALOMON

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared MILTON J. SALOMON and SYLVIA G. SALOMON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Memphis, Shelby County, Tennessee on this 11th day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

MELINDA P. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

New Owner Name and Address:
Milton J. Salomon and
Sylvia G. Salomon, Trustees
7440 River Road Pike
Nashville, TN 37209-5729

Property Address:
7440 River Road Pike
Nashville, TN 37209

Mail Tax Notice to:
Milton J. Salomon and
Sylvia G. Salomon, Trustees
7440 River Road Pike
Nashville, TN 37209-5729

Parcel ID Number:
089-000-064

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).