Karen Johnson Davidson County
Batch# 1228629 DEEDQC
01/21/2025 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004649

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 17th day of January, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
James Milton Eidson & Michael E. Eidson, Trustees 114 Postwood Place Nashville, TN 37205	SAME	103-15-A 014.00 08DA 60174

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Milton Eidson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Milton Eidson and/or Michael E. Eidson, Trustees of the James Milton Eidson Living Trust, established by the Revocable Trust Agreement of James Milton Eidson dated January 17, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of January, 2025.

James Milton Eidson

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 James Milton Eidson, the 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 and seal, at office, this 17th day of January, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the revised plan of Postwood, of record in Book 5200, page 104, Register's Office for said County.

Said Lot No. 14 fronts 60.00 feet on the easterly margin of Postwood Place and extends back 95.27 feet on the northerly line and 95.96 feet on the southerly line to a dead line in the rear on the westly margin of a private gravel drive measuring 60.01 feet thereon.

Being the same property conveyed to James M. Eidson and spouse, Mary Lou Eidson, by deed from Seymour Goodman and spouse, Sherry Gilbert Goodman, of record in Book 9117, Page 504, in the Register's Office for Davidson County, Tennessee.

Subject to covenants, conditions and restrictions of record in Book 5116, page 225, Book 5625, page 706, Book 5794, page 68, Book 5910, page 322, and in Book 8240, page 746, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office; and to agreement for dedication of easement for water mains and appurtenances of record in Book 5113, page 667, said Register's Office: and to agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 5113, page 669, said Register's Office.

James Milton Eidson and James M. Eidson are one and the same person.

Mary Lou Eidson died on January 3, 2021.

This is improved property known as 114 Postwood Place, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/17/25.

1/21/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

