

Karen Johnson Davidson County
Batch# 1321812 DEEDWARR
09/15/2025 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $3,034.00
20250915-0073392

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38870	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. Julie Means Affiant Subscribed and sworn to before me this 15th day of September, 2025. Sarah Hazlewood Notary Public My Commission Expires: 9-7-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Allen Overby II and Melanie Frances Overby 205 31st Avenue North Unit 209 Nashville, TN 37203	New Owner	Map and Parcel No.: 103 15 0A 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael E. Eidson, Trustee of the James Milton Eidson Living Trust established by the Revocable Trust Agreement of James Milton Eidson dated January 17, 2025 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James Allen Overby II and Melanie Frances Overby, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Postwood Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2025.

GRANTOR:

Michael E. Eidson, Trustee

Michael E. Eidson, Trustee of the
James Milton Eidson Living Trust
established by the Revocable Trust Agreement
of James Milton Eidson dated January 17, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Eidson, Trustee of the James Milton Eidson Living Trust established by the Revocable Trust Agreement of James Milton Eidson dated January 17, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2025.

Notary Public
My Commission Expires:
7/2/29

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

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 Warranty 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, dated October 15, 1993 and recorded on October 18, 1993. The said Mary Lou Eidson died on January 03, 2021, leaving James M. Eidson as surviving tenant by the entirety.

Being the same property conveyed 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, by Quitclaim Deed from James Milton Eidson, of record in Instrument No. 20250121-0004649, in the Register's Office for Davidson County, Tennessee, dated January 17, 2025 and recorded on January 21, 2025.

This conveyance is made subject to the matters set forth below:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED POSTWOOD, as recorded in Plat Book 5200, Page(s) 104.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POSTWOOD, as recorded in Plat Book 5050, Page 41, as amended in Book 5362, Page 13.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 5116, Page 225, as amended in Book 5635, Page 706, Corrected in Book 5794, Page 68; Book 5910, Page 322; Book 8240, Page 746; Instrument No. 20000915-0091860 and Instrument No. 20201028-0124756 and Release of Developer Rights recorded in Book 5910, Page 321.
5. Charter for Postwood Homeowners Association, Inc., recorded as Book 5116, Page 220.
6. By Laws for Postwood Homeowners Association, Inc., recorded as Instrument No. 20190930-0099339.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 10.

Affiant Signature

15th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028