Karen Johnson Davidson County
Batch# 1338269 DEEDWARR
10/24/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20251024-0084837

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952267**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2025. Notary Public My Commission Expires:

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-2029

WARRANTY DEED

Address New Owner: Matthew J. Huber and Natalie M. Huber 1012 Berwick Trail Madison TN 37115	Send Tax Bills To: New Owner **1315 Adams St Apt 423** **Nashville, TN 37208**	Tax Information: Tax Parcel ID No. 052 11 0 040.00

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, **Pendleton Square Trust Company, Inc., a Tennessee Corporation, Successor Trustee of the Eggers Family Inter Vivos Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Huber and Natalie M. Huber, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of MADISON HEIGHTS SUBDIVISION, SECTION II, PART II, of record in Plat Book 2133, Page 83, amended in Book 2276, Page 250, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eggers Family Inter Vivos Trust, by Quitclaim Deed from Robert W. Eggers and wife Julia K. Eggers, of record in Instrument No. 20150413-0032479, in the Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 13, 2015.

Being the same property conveyed to Robert W. Eggers and wife, Julia K. Eggers, by Warranty Deed from Gregg M. Russell and wife, Linda Russell, by and through Elsa Morris, Attorney in Fact, of record in Book 8854, Page 128, in the Register's Office for Davidson County, Tennessee, dated January 29, 1993 and recorded on February 2, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON HEIGHTS SECT. II PART II, as recorded in Plat Book 2133, Page(s) 83 and amended in Book 2276, Page 250.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON HEIGHTS, SECTION TWO, PART V, as recorded in Plat Book 2330, Page 5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2241, Page 209.

Easement recorded in Book 4340, Page 659.

Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

This is improved property located at 1012 Berwick Trail Madison TN 37115

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of October, 2025.

Pendleton Square Trust Company, Inc., a Tennessee Corporation, Successor Trustee of the Eggers Family Inter Vivos Trust

By: Reid Benson, Special Assets Manager
Estate and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reid Benson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Special Assets Manager Estate and Trust Officer of Pendleton Square Trust Company, Inc., a Tennessee Corporation, Successor Trustee of the Eggers Family Inter Vivos Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of October, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **October 20, 2025**.

Date

Alli P

Affiant Signature

10/24/25

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County