Karen Johnson
Batch # 1355297
12/08/2025 11 58 03 AM
Fees $13 00 Taxes $2,997 00
Davidson County
DEEDWARR
2 pgs
20251208-0097456

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. (LM) Title No. 64265
Dav. Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hidden Trail Construction LLC 4825 Trousdale Dr, Ste 231 Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 11809007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$810,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Hutton Eadie and Thressa Garen Eadie, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hidden Trail Construction LLC, a Tennessee limited liability company,** 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. 43 on the Plan of Leonte Subdivision, nor of record, described according to a survey thereof made by W B Southgate, Surveyor in December, 1936 and March, 1938 as follows

Beginning at a point in the Northerly margin of Draughon Avenue, 120 feet West of Leland Avenue, formerly 10th Avenue South, at the common corner of Lot Nos 42 and 43, thence with the line between said lots, Northerly 181 feet 6 inches to the common corner of said lots and Lot Nos 40 and 41, thence with the line between Lot Nos 40 and 43, Westerly 100 feet to the common corner of Lot Nos 39, 40, 43, and 44; thence with the line between Lot Nos 43 and 44, Southerly 183 feet 6 inches to the Northerly margin of Draughon Avenue; thence with the margin of the same, Easterly 100 feet to the point of beginning

Being the same property conveyed to Edward Hutton Eadie and wife, Thressa Garen Eadie, and George M Hover and wife, Rebecca A Hover, as joint tenants with the right of survivorship by Warranty Deed from Guochun Jiang and spouse, Yuyang Tang, dated July 17, 2011 and recorded on July 13, 2011, of record in Instrument No. 20110713-0053493, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated October 10, 2017, recorded October 16, 2017, of record in Instrument No 20171016-0105530, said Register's Office, subject property was conveyed to Edward Hutton Eadie and wife, Thressa Garen Eadie.

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2026, and subsequent years, No insurance is afforded to the exact amount of acreage contained herein

This is improved property, known as 1010 Draughon Avenue, Nashville, TN 37204

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 26th day of ~~December,~~ November 2025.

Edward Hutton Eadie

Thressa Garen Eadie

State of Tennessee

County of Davidson

On this 26th day of ~~December~~ November, 2025, before me the undersigned authority, personally appeared Edward Hutton Eadie and Thressa Garen Eadie, 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.

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: 5-8-2028

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 $810,000.00

Affiant

Sworn and subscribed before me this 1st day of December, 2025.

Notary

My Commission Expires: 3/6/27

JANEE L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY