| NEW OWNER: | SEND TAX BILLS: | PREPARED BY: |
|---|---|---|
| Karen Hester<br>201 McCall St<br>Nashville, TN 37211 | Pinnacle Bank<br>Mortgage Post-Closing<br>21 Platform Way S, Ste 2300<br>Nashville TN 37203 | WALTER H. STUBBS<br>Attorney at Law<br>1190 Nashville Pike<br>Gallatin, Tennessee 37066 |

Map/Parcel 133-2-341

Karen Johnson Davidson County
Batch # 1441676 DEEDWARR
07/02/2026 09:02:15 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260702-0059670

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BELINDA S. EDDINS and JAMES SCOTT EDDINS,** have this day bargained and sold and by these presents do hereby transfer and convey unto **KAREN ELIZABETH HESTER and PATRICK HESTER, wife and husband,** their heirs and assigns, the following described tract of land, to wit:

LOT or parcel of land in the Davidson County, Tennessee, described as follows:

Lot No. 22 and the westerly part of Lot No. 23 on the Map of the McLester Addition to Nolen Heights, as of record in Book No. 421, page 92, Register's Office for said County. Said Lot No. 22 fronts 50 feet on the South side of McCall Street and runs back between parallel lines 150 feet to an alley.

Said western part of Lot No. 23 fronts 38 feet on the South side of McCall Street and runs back 150 feet on the West line and 150.2 feet on the East line with an alley to another alley and shows 46.5 feet on said alley.

Included in the above description but expressly excluded therefrom is that portion of the property conveyed to Allen Northern and wife, Annie Laura Northern by deed from Ferd B. Morton and wife, Mattie Morton, of record in Book 1369, page 34, said Register's Office, described as follows:

Being the westerly 47 feet of Lot 22 on the Map of the McLester Addition to Nolen Heights, as of record in Book 421, page 92, Register's Office for said County.

Said westerly part of Lot 22 fronts 47 feet on the south side of McCall Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Belinda S. Eddins, Hazel S. Jackson, and James Scott Eddins by quitclaim deed of record in Instrument No. 20041122-0139555, Register's Office of Davidson County, Tennessee. Hazel S. Jackson died on September 24, 2003, leaving Belinda S. Eddins and James Scott Eddins sole owners. Reference is made to Affidavit of Heirship of record in Instrument No. 20260702-0059669, said Register's Office.

This is property commonly known as 201 McCall Street, Nashville, Tennessee 37211.

Subject to any and all plats, easements, restrictions, and other matters of record .

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Gallatin, Tennessee 37066
(615) 452-4321

**TO HAVE AND TO HOLD** said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, in fee simple forever.

**GRANTORS COVENANT** that Grantors are lawfully seized and possessed of said real estate, have full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2026 to be prorated and paid by Grantees.

**IN TESTIMONY WHEREOF**, we have hereunto set our hands this 29 day of June 2026.

**BELINDA S. EDDINS**

**JAMES SCOTT EDDINS**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **BELINDA S. EDDINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29 day of June 2026.

NOTARY PUBLIC

My Commission Expires: 2/10/2030.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **JAMES SCOTT EDDINS**, 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 and seal this 29 day of June 2026.

NOTARY PUBLIC

My Commission Expires: 2/10/2030.

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# OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of June 2026.

NOTARY PUBLIC

My Commission Expires: 2/10/2030.

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