Karen Johnson Davidson County
Batch# 253963 DEEDWARR
07/09/2019 09:14:34 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20190709-0066569

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19178

Send Tax Bills To:
Landmark Community Bank
1013 16th Ave. South
Nashville, TN 37212

PREPARED BY: RETURN T
PARKERS TITLE & ESCROW CORP

New Owner is:
Colleen E. Ryan,
Patrick William Ryan and Connie Rae Trisdale
2929 Selena Drive, Unit 56
Nashville, TN 37211

MAP/Parcel: 119-14-0A-056.00 CO

WARRANTY DEED

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 all of which is hereby acknowledged, **Eileen M. Edwards , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Colleen E. Ryan, unmarried, and Patrick William Ryan and Connie Rae Trisdale, husband and wife, joint tenants with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2929 Selena Drive, Unit 56, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 56 as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eileen M. Edwards by Warranty Deed from Bonnie K. Roberts, unmarried, dated March 23, 1998 and recorded March 25, 1998 in Book 10853, Page 581, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of June, 2019.

GRANTOR:

Eileen M Edwards

Eileen M. Edwards

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eileen M. Edwards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of June, 2019.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: 10-7-19

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

SWORN TO and subscribed before me this 26 day of June, 2019.

Tracey Perry

NOTARY PUBLIC
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON