Karen Johnson Davidson County
Batch# 303275 DEEDWARR
10/21/2019 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20191021-0107730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2019.

Notary Public

My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Nelson Roxanne Nelson	James Nelson Roxanne Nelson	141-06-0D-164.00-CO
3425 Harpeth Springs Drive	4 Sequoia Drive	
Nashville, TN 37221	Alisa Viejo, CA 92656	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charlotte Ann Edwards and Joe Michael Edwards, Wife and Husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James M. Nelson and Roxanne N. Nelson, Trustees or their successors in interest of the Nelson Famiy Revocable Trust dated December 3, 2015, and any amendments thereto.
(hereinafter called the "Grantee"), his 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 Unit No. 164 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Nichols, unmarried by Warranty deed from Janet L. Leech, an unmarried woman of record in Instrument No. 20091203-0110826 Register's Office for Davidson County, Tennessee, dated November 25, 2009 and recorded on December 03, 2009. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Charlotte Ann Edwards and Joe Michael Edwards, wife and husband by Warranty deed from Henry Nichols, an Unmarried man of record in Instrument No. 20190716-0069385 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and

recorded on July 16, 2019. (Value of consideration shown in aforementioned deed $179,000.00.) Being also known as 3425 Harpeth Springs Drive 164 Nashville, Tennessee 37221.

This is improved property known as **3425 Harpeth Springs Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of October, 2019.

Charlotte Ann Edwards

Charlotte Ann Edwards

Joe Michael Edwards

Joe Michael Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charlotte Ann Edwards and Joe Michael Edwards, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of October, 2019.

Kelly J Biers

Notary Public
My Commission Expires: May 9, 2021

SolomonParks File No. 19-000245-528

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)