Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0429

STATE OF TENNESSEE
COUNTY OF Williamson

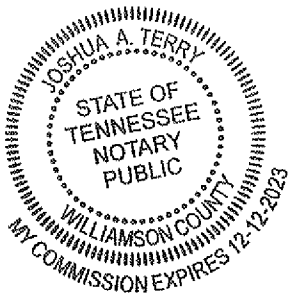
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2020

Notary Public

Commission Expires: _____



Karen Johnson Davidson County
Batch# 366654 DEEDWARR
03/04/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200304-0023992

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nolvia M Caceres Discua 440 Scott's Creek Trail Hermitage, TN 37076	~~SAME AS PROPERTY OWNER~~ Nolvia Discua 333 Murfreesboro Pk. Nashville, TN 37210	075-12-0A-109.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hilda L. Edwards, an unmarried woman and J.A. Edwards (aka Joyce A. Edwards), an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nolvia M Caceres Discua, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, 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 Hilda L. Edwards, an unmarried woman and J. A. Edwards, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Capitol Homes, Inc. of record in Instrument No. 20021231-0162712 Register's Office for Davidson County, Tennessee, dated December 19, 2002 and recorded on December 31, 2002. (Value of consideration shown in aforementioned deed $112,032.00.)

Being also known as 440 Scott's Creek Trail, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 440 Scott's Creek Trail, Hermitage, TN 37076

Phillip L. Edwards executes this instrument on behalf of Hilda L. Edwards and Joyce A. Adams (aka J. A. Adams) pursuant to Power of Attorney(s), filed for record In Instrument No __202003040023990__ *& Instrument No.* _202003040023991___ *in the Register's Office for Davidson County, Tennessee.*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2020.

Hilda L. Edwards by Phillip L. Edwards, her Attorney-In-Fact

Joyce A. Edwards by Phillip L. Edwards, her Attorney-In-Fact
Joyce A. Edwards is aka J. A. Edwards

STATE OF TENNESSEE
COUNTY OF Williamson

I, Joshua A. Terry a Notary Public of the State and County aforesaid, certify that the within named bargainor, Phillip L. Edwards as Attorney in Fact for Hilda L. Edwards, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Hilda L. Edwards, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2020

Notary Public
My Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

STATE OF TENNESSEE
COUNTY OF Williamson

I, Joshua A. Terry a Notary Public of the State and County aforesaid, certify that the within named bargainor, Phillip L. Edwards as Attorney in Fact for Joyce A. Adams (aka J. A. Adams), with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Joyce A. Adams (aka J. A. Adams), for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2020

Notary Public
My Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

