Karen Johnson Davidson County
Batch# 380617 DEEDWARR
04/01/2020 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20200401-0035113

WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

File No. DH0006484

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-23-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Wilson and Rebecca Wilson	Legacy Home Loans, LLC	
(NAME)	(NAME)	
1406 Forrest Avenue	4004 Hillsboro Pike, Ste 216B	083-09-0-377.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andrew M. Edwards, II, unmarried, and Elizabeth W. Edwards, unmarried, and Margaret Lindsay Edwards, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Wilson and Rebecca Wilson, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 41 on the Plan of Subdivision of the A.V.S. Lindsley, 29 Acre Tract of record in Plat Book 57, Page 66, 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 Andrew M. Edward, II and Elizabeth W. Edwards, husband and wife and Margaret Lindsay Edwards, unmarried as joint tenants with rights of survivorship by Warranty deed from Jessica Goldie Matis of record in Instrument No. 20160531-0054577 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on May 31, 2016.

Being also known as 1406 Forrest Avenue Nashville, Tennessee 37206.

Andrew M. Edwards, II, and Elizabeth W. Edwards, having since been granted a divorce in Case No. 2019-0000721, Twenty First Judicial Court, Parish of Tangipahoa, State of Louisiana.

The said Andrew M. Edwards, II, and Andrew M. Edward, II, being one and the same.

The subject property was never used as the marital residence of Andrew M. Edwards, II, and Elizabeth W. Edwards.

THIS CONVEYANCE IS MADE SUBJECT TO: **(1) any and all applicable governmental** and/or zoning regulations; **(2) property taxes for 2020 and thereafter; and (3) All matters shown** on the Plan of record, 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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of March, 2020.

Andrew M. Edwards, II

Elizabeth W. Edwards

Margaret Lindsay Edwards

STATE OF Louisiana
COUNTY OF Tangipahoa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew M. Edwards, II, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of March, 2020.

Notary Public

My commission expires:

JAMES PARKER LAYRISSON
Notary Public
State of Louisiana
Tangipahoa Parish
Notary ID # 67935
My Commission is for Life

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret Lindsay Edwards, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of March, 2020.

JOSHUA E. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES

Notary Public

My commission expires:

STATE OF Louisiana
COUNTY OF Tangipahoa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth W. Edwards, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of March, 2020.

Notary Public

My commission expires:

JAMES PARKER LAYRISSON
Notary Public
State of Louisiana
Tangipahoa Parish
Notary ID # 67935
My Commission is for Life

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 Williamson

Personally appeared before me, J. Carla Ikard, 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.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY