Karen Johnson Davidson County
Batch# 386292 DEEDWARR
04/15/2020 01:51:32 PM 2 pgs
Fees: $13.00 Taxes: $2,242.20
20200415-0039506

WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $606,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Matthew Eddmenson and Carrie E. Eddmenson	Capstar Bank	Parcel ID: 160 01 0 001.00
(NAME) 935 Forest Acres Court	(NAME) 2002 Richard Jones Rd 300A	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ed Tossing and wife, Gail Tossing**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Matthew Eddmenson and Carrie E. Eddmenson, husband and wife**, 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. 8 on the Plan of Forest Acres Subdivision, Section IV, as of record in Book 2331, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ed Tossing and wife, Gaia Tossing by Warranty Deed from Paula K. R. Arai, an unmarried person dated June 13, 2002 and recorded June 14, 2002 as Instrument No. 20020614-0072552, in said Register's Office for Davidson County, Tennessee. *Gail Tossing was erroneously referred to as Gaia Tossing in prior deed. Gail Tossing and Gaia Tossing being one and the same person.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 935 Forest Acres Court, Nashville, TN 37220

MTJ-2002176SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-935

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 our hands this 9 day of APRIL, 2020

ED TOSSING BY [signature], AS ATTORNEY-IN-FACT

Ed Tossing by Brandon Lippman, as Attorney-in-Fact

GAIL TOSSING BY [signature], AS ATTORNEY-IN-FACT

Gail Tossing by Brandon Lippman, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brandon Lippman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ed Tossing and Gail Tossing,as Attorney-in-fact, under Power of Attorney bearing Instrument No. 20200415-0039504 and Instrument No. 20200415-0039505, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Ed Tossing and Gail Tossing, under said Power of Attorney.

Witness my hand and official seal, this the 9th day of April, 2020.

[signature]
Notary Public

My Commission Expires: 4/9/2023

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY