Karen Johnson Davidson County
Batch# 392373 DEEDWARR
04/28/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20200428-0044060

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325914

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2020.

Notary Public
My Commission Expires:

WARRANTY DEED

Address Ne w Owner:	Send Tax Bills To:	Tax Information:
Thomas J. Edgeworth and Brooke Davis Edgeworth 5541 Stanford Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-13-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Richardson, Trustee of the Janet Ruth Richardson Qualified Personal Residence Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Edgeworth and Brooke Davis Edgeworth, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 375 feet of Lot 29 on the Plan of Revised Plan of Westwood, as of record in Plat Book 974, Page 14, Register's Office for said County, described as follows:

Said part of Lot 29 fronts 200 feet on the Northerly side of Stanford Drive and runs back between parallel lines 375 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Janet Richardson to Michael J. Richardson, Trustee of the Janet Ruth Richardson Qualified Personal Residence Trust, as recorded on the 13th day of December, 2000 in Instrument No. 20001213-0122754 and Warranty Deed from Sharon Bennett, unmarried to Michael Richardson and Janet Richardson, each a one-half (1/2) undivided interest, as tenants in common, as recorded on the 13th day of December, 2000 in Instrument No. 20001213-0122753, in the Register's Office of Davidson County, Tennessee.

Michael J. Richardson and Michael Richardson are one in the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF WESTWOOD, as recorded in Plat Book 974, Page(s) 14, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 5541 Stanford Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2020.

Michael J. Richardson, Individually and as Trustee

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Richardson, Trustee of the Janet Ruth Richardson Qualified Personal Residence Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Janet Ruth Richardson Qualified Personal Residence Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of April, 2020.

Notary Public

Notary Public State of Florida
Stephanie Sittman
My Commission GG 354659
Expires 07/14/2023

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.

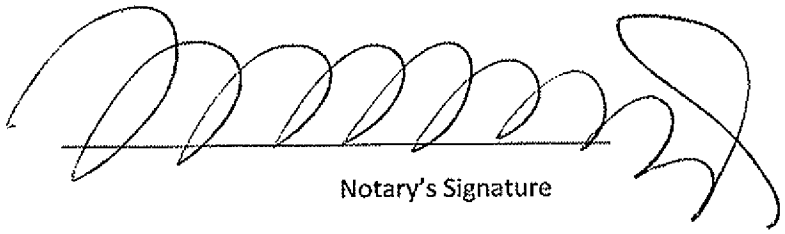


Signature

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

