WARRANTY DEED

Karen Johnson Davidson County
Batch# 430387 **DEEDWARR**
07/06/2020 10:36:00 AM 2 pgs
Fees: $13.00 Taxes: $1,670.55

20200706-0072234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,500 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC 19 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gregory Ryan Bentley	NEW OWNER	072 10 0 006.00
(NAME)	(NAME)	
1025 Dozier Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Kali Paige Edwards, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Ryan Bentley, a single man**, 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, Tennessee being Lot No. 10 on the Plan of Map of Dozier Place as shown by plat of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Kali Paige Edwards and Shawn Wiggins, wife and husband, by Warranty Deed from Cindy Dominicus and Rene Lopez, wife and husband, dated November 16, 2015 and recorded November 19, 2015 in Instrument No. 20151119-0117469 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kali Paige Edwards by Quitclaim Deed from Shawn Wiggins dated October 28, 2019 and recorded October 28, 2019 in Instrument No. 210191028-0110225 in the Register's Office for Davidson County, Tennessee. Kali Paige Edwards and Kali Edwards being one and the same person.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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 1025 Dozier Place, Nashville, TN 37216

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 26 day of June, 2020.

Kali Edwards

Kali Paige Edwards

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kali Paige Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June, 2020.

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public

My Commission Expires: 3/7/2023

(SEAL)