This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7460

Karen Johnson Davidson County
Batch# 431201 DEEDWARR
07/06/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200706-0072415

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2020.

Notary Public
My Commission Expires: 3/28/23

STATE OF TENNESSEE NOTARY PUBLIC TRACI PULLEY ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phillip A. Edge, Jr. Kayla Edge 5920 O'Brien Ave Nashville, TN 37209	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	091-13-0A-015.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brittany Stewart N/K/A Brittany Snellen, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phillip A Edge, Jr. and Kayla Edge, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 15, together with the appurtenant common elements, of Haven West Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070918-0111767; as superseded and replaced in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Townhome Exhibit for Haven West attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Haven West Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brittany Stewart, a single woman by Warranty Deed from Roger D. Henry and wife, Darla M. Henry, dated February 28, 2013, recorded March 5, 2013, of record in Instrument No. 20130305-0021977, Register's Office for Davidson County, Tennessee.

James Ryan Snellen joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5920 Obrien Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of June, 2020.

GRANTOR:

Brittany Snellen

James Ryan Snellen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany Snellen and James Ryan Snellen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022