Karen Johnson Davidson County
Batch# 458686 DEEDWARR
08/18/2020 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $939.06
20200818-0092538

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2024TN

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,800.00.

Reginald N Edwards
Affiant

Desmond F Levy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-13-2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of August, 2020.

Desmond F Levy
Notary Public

Commission Expiration: 2-13-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Carol Garcia and Saul Garcia 2108 Shabnam Dr. Antioch, TN 37013	**SAME AS NEW OWNER.**	162-13-0A-025.00

WARRANTY DEED

FOR AND IN 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, WE, **Reginald N. Edwards, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Garcia and Saul Garcia, Wife and Husband** 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:

Property known as: 2108 Shabnam Dr., Antioch, TN 37013, County of Davidson

Being Lot No. 25, Greenwood's Subdivision, a Planned Unit Development, Phase 2, of record in Instrument No. 20020116-0006350, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property previously conveyed to Reginald N. Edwards and Doris S. Edwards, husband and wife, by Warranty Deed from Mt. View, LLC, dated 10/08/2004 and recorded 10/13/2004 in Instrument No. 20041013-0123149, said Register's Office, as re-recorded in Instrument No. 20041020-0126462, said Register's Office. The said Doris S. Edwards is deceased as of 04/27/2017, leaving Reginald N. Edwards as the sole owner of the subject property.

Being the same property previously conveyed to Mark Norman Edwards and Leigh Michelle Krasnoff, their heirs and assigns, subject however to the estate for life expressly reserved to Reginald N. Edwards, by Quitclaim Deed with Reservation of Life Estate from Reginald N. Edwards a/k/a R.N. Edwards, dated 10/01/2018 and recorded 10/05/2018 in Instrument No. 20181005-0099366, said Register's Office.

Being the same property conveyed to Reginald N. Edwards, unmarried, by Quitclaim Deed from Mark Norman Edwards and Leigh Michelle Krasnoff and Reginald N. Edwards, as to a life estate, dated 8/10/2020 and recorded _____ in Instrument No. 202008180092537, said Register's Office.

Tax Map and Parcel ID: 162-13-0A-025.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2108 Shabnam Dr., Antioch, TN 37013

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 unemcumbered, 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 10th day of August, 2020.

Reginald N. Edwards

Reginald N. Edwards

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

On this 10th day of August, 2020, before me personally appeared **Reginald N. Edwards**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of August, 2020.

Desmond F Levy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-13-2022

Notary Public

Commission Expiration: 2-13-2022

LTE File No.: 20-2024TN

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

