PREPARED BY
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 459304 **DEEDWARR**
08/18/2020 01:41:02 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200818-0092811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: MARCH 8, 2021
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

03-NSH20-00068

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Fann and Jakob P. Fann, wife and husband 909 Fireside Ct. Brentwood, TN 37027	Jessica Fann and Jakob P. Fann 909 Fireside Ct. Brentwood, TN 37027	160-16-0-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joann P. Edmunds, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica Fann and Jakob P. Fann, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the of Davidson County, Tennessee, being Lot No. 186, on the plan of Phase 3, Hearthstone, as shown by plat of record in Book 5200, Page 509, as amended in Book 6069, Page 283 (erroneously omitted in prior deed), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Lewis Lea Edmunds and wife, Joann P. Edmunds by deed from Steve Alan Hyman, unmarried, dated August 20, 1985, recorded August 29, 1985, of record in Book 6642, Page 821, in the Register's Office for Davidson County, Tennessee. The said Lewis Lea Edmunds having since died, leaving Joann P. Edmunds as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 909 Fireside Ct., Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-VRES-20-909

WITNESS my hand this 14th day of August, 2020

Joann P. Edmunds

Joann P. Edmunds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, Seth A. Dearinger, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Joann P. Edmunds, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public

My Commission Expires: March 8, 2021

(SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY