Karen Johnson Davidson County
Batch# 510260 DEEDWARR
11/09/2020 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20201109-0131107

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF November, 20 20

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollis L. Edwards and Debra Edwards	New owners	
(NAME) 30 Battle Ridge Lane	(NAME) at property	05816005100
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Margaret B. Hughes** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Hollis L. Edwards and Debra Edwards**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 21, OF BLOCK "DD" ON THE REVISED PLAN OF FAIRVIEW SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST INTERSECTION OF CEDAR CIRCLE AND THE SOUTHERLY MARGIN OF AN UNNAMED 50-FOOT ROADWAY;

THENCE WITH THE SOUTHERLY MARGIN OF THE UNNAMED 50-FOOT ROADWAY

NORTH 54° 50' 26" EAST 293 FEET;

THENCE SOUTH 11° 49' 24" WEST 500.05 FEET TO THE EASTERLY MARGIN OF CEDAR CIRCLE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY OF CEDAR CIRCLE, NORTH 23° 08' 37" WEST 348.79 FEET TO THE BEGINNING AND CONTAINING 1.15 ACRES, MORE OR LESS.

TOGETHER WITH A 25 FOOT EASEMENT FOR GRAVEL DRIVE AND CARPORT SERVING PARCEL 36, UNTIL SUCH TIME SAID DRIVEWAY AND/OR CARPORT ARE RELOCATED OR REMOVED.

Being a portion ofthe same property conveyed to John Lee Hughes and wife, Margaret B. Hughes by Warranty Deed from S. C. Cherry and wife, Edith S. Cherry of record in Book 4901, Page 744, Register's Office for Davidson County, Tennessee, dated April 02, 1975 and recorded on April 04, 1975. John Lee Hughes dies on November 28, 2018 leaving Margaret B Hughes as the remaining tenant.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 0 Cedar Circle Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of November, 2020.

Margaret B Hughes

Margaret B Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Margaret B Hughes** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY