Karen Johnson Davidson County
Batch# 520978 DEEDWARR
11/25/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20201125-0138202

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203898 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,575,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of November, 2020. Notary Public My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17 day of November, 2020, among:

BRYAN EDWARDS AND JESSICA EDWARDS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREW J. BELLM, TRUSTEE OF THE WALDKIRCH TRUST, DATED OCTOBER 29, 2020

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the Easterly half of lot number 4 on the plan of the Jacob Schmidt Lends, as of record in Book 547, Page 120 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 4 fronts fifty (50) feet on the Southerly side of Waldkirch Avenue and runs back between parallel lines 188 feet to an alley.

Said legal description was amended by a Party Line Agreement of record in Book 1944, Page 556, said Register's Office described in prior conveyances of record in Book 1944, Page 556, Register's Office for said County, as follows:

Being part of Lot No. 4 on the Plan of the Jacob Schmidt Lands, as of record in Book 547, Page 120, Register's Office for said County, and described from a Party Line Agreement between Howard F. Martin and wife, et. al., of record in Book 1944, Page 556, Register's Office for said County, as follows:

Beginning at a point in the Southerly margin of Waldkirch Avenue at a point 257 feet East of the East margin of 10th Avenue South, and Waldkirch Avenue; thence at an angle to the Right 92 degrees South 74 feet to an iron pin; thence South 5 degrees 30 minutes East 114 feet to a point in the North margin of an alley, which point is 256 feet East of the East margin of 10th Avenue South; thence Easterly with said alley 50 feet to a point in the line between Lots Nos. 4 and 5; thence North 5 degrees 30 minutes West 114 feet to an iron pin; thence Northerly 74 feet to the South margin of Waldkirch Avenue at the corner of Lots Nos. 4 and 5, thence Westerly with Waldkirch Avenue 50 feet to the point of beginning.

Being the same property conveyed to Bryan Edwards and Jessica Edwards by Warranty deed from Magness Group, Inc. of record in Instrument No. 20160718-0073728 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 18, 2016. Being also known as 921 Waldkirch Ave Nashville, Tennessee 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bryan Edwards

Jessica 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, **Bryan Edwards and Jessica Edwards,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Andrew J. Bellm, Trustee of The Waldkirch Trust, dated October 29, 2020
Address: 921 Waldkirch Ave
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: First Horizon Bank
Address: 12195 Metro Parkway, Suite 2
City, State, Zip: Fort Myers FL 33966

Tax ID: 105-13-0-372.00

True Copy Certification

I, Wesley D. Turner, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10-17-2023

Notary's Seal

