RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200302

WARRANTY DEED	
Karen Johnson Davidson County Batch# 521129 DEEDWARR 11/25/2020 11:47:00 AM 2 pgs Fees: $13.00 Taxes: $1,624.30 20201125-0138397	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020. NOTARY PUBLIC My commission expires:

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davian F. Edwards and wife, Sarah L. Edwards 300 Arron Court Old Hickory TN 37138	Old Hickory Credit Union PO Box 140478 Nashville, TN 37214	064-01-0-045.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Nine Thousand and 00/100 Dollars ($439,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PIETSIE DESAI**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVIAN F. EDWARDS AND SARAH L. DAVIS-EDWARDS**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Brandywine Place of record in Book 6250, pages 327 and 328, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Atulrai Desai and wife, Pietsie Desai from Dale Edward Needleman and wife, Karen Ann Needleman by Warranty Deed dated October 6, 1997 and recorded October 13, 1997 in Book 10643, page 973, said Register's Office. The said Atulrai Desai, having since died on October 22, 2017, thereby vesting title in Pietsie Desai as surviving tenant by the entirety.

The address of the herein described property is believed to be 300 Arron Ct, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

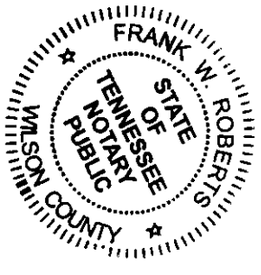
WITNESS MY/OUR HANDS, this the 20th day of November, 2020.

PIETSIE DESAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Pietsie Desai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of November, 2020.



Notary Public

Printed Notary Name

My commission expires: 12/6/21