Karen Johnson Davidson County
Batch# 526760 DEEDWARR
12/08/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20201208-0142721

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $574,900.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2020.

Notary Public
My Commission Expires: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Dwight Gauldin	410 Alden Court	Owner	
410 Alden Court		at address	103-06-0-245.00
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Emily Ann Edwards f/k/a Emily E. Moore, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Dwight Gauldin, unmarried man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division of Lot No. 1 of Resubdivision of Reserved Parcel "A" Brookside Courts Addition No. 2 of record in Plat Book 5210, Page 190, amended in Plat Book 6250, Page 430, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily E. Moore and Sean W. Moore, wife and husband by Warranty deed from Robert L. Suter and Katherine R. Suter, husband and wife of record in Instrument No. 20150327-0026732 Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 27, 2015.

Being the same property conveyed to Emily E. Moore, unmarried by Quitclaim deed from Sean W. Moore, unmarried of record in Instrument No. 20160909-0095262 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 09, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 5210, Page 190 and amended in Plat Book 6250, Page 430, Register's Office for Davidson County, Tennessee.
Easement of record in Book 5525, Page 771, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Spencer Cummings, husband of Emily Ann Edwards f/k/a Emily E. Moore, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest he may have in and to the subject property by reason of his marital status or otherwise.

WITNESS my hand this the 30th day of November, 2020.

Emily Edwards

Emily Ann Edwards f/k/a Emily E. Moore

Spencer Cummings

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Emily Ann Edwards f/k/a Emily E. Moore and Spencer Cummings,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2020.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/24

NOTARY PUBLIC
My Commission Expires: _____

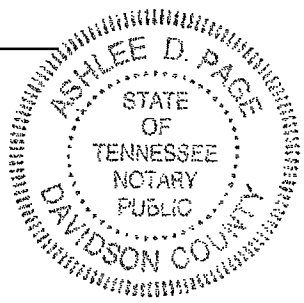
Certificate of Authenticity

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