WARRANTY DEED

Karen Johnson Davidson County
Batch# 549134 DEEDWARR
01/07/2021 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,039.70
20210107-0003132

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2020120305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Culley	Joshua Culley	
(NAME) 777 Sweetwater Cir	(NAME) 777 Sweetwater Cir	064-15-0A-051.00 CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-ONE THOUSAND AND NO/100 Dollars ($281,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVIAN F EDWARDS AND SARAH L EDWARDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA CULLEY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the map entitled Plan of Plantation Walk, Section Two, of record in Plat Book 7900, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SARAH L. EDWARDS AND HUSBAND, DAVIAN F. EDWARDS, by deed from KEL CARLILE AND WIFE, ERIN CARLILE, of record as Instrument No. 20030430-0057622, dated April 8, 2003, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 777 Sweetwater Cir, Old Hickory, TN 37138
(House No.) (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.

Executed by our hand this 5th day of January 2021.

Davian F Edwards

Sarah L Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a Notary Public, before me personally appeared Davian F Edwards and Sarah L Edwards to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5 day of January 2021.

Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

True Copy Certification

I, John A Bell Sr., 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 TN
County of Davidson

Personally appeared before me, Debora, a/k/a Deborah, a notary public for this county and state, John A Bell Sr., 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: 3-8-2021
Notary Seal (if on paper)

DEBORA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY