This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0079

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $220,000.00

Sworn to and subscribed before me this 20th day of April, 2021.

Affiant

Notary Public

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 620007 **DEEDWARR**
04/21/2021 10:22:04 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210421-0053218

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John H. Edwards 4221 Woods St. Old Hickory, TN 37138	New Owner	064-09-0-295.00-CO

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson, a married man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John H. Edwards, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Berryville, Block IV of record in Plat Book 421, Page 117, 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 Matthew B. Manson, married by Quitclaim deed from MM Property LLC, a Tennessee limited liability company F/K/A MM Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20191024-0109167 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 24, 2019.

This is improved property known as **4221 Wood Street, Old Hickory, TN 37138.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20 day of April, 2021.

Matthew B. Manson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Mathew B. Manson, 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 [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/18/2024