Karen Johnson Davidson County
Batch# 657681 DEEDWARR
06/16/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $18,130.00
20210616-0081101

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Brett Bartman and Alison Bartman
2421 Bear Rd.
Nashville, TN 37215

SEND TAX BILLS TO
new owner

MAP/PARCEL
117-10-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDON TIMOTHY EDWARDS AND MICHELE LEE EDWARDS, TRUSTEES UNDER THE EDWARDS MARRIAGE TRUST DATED OCTOBER 25, 2018** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **BRETT H. BARTMAN AND ALISON M. BARTMAN, CO-TRUSTEES OF THE BRETT BARTMAN AND ALISON BARTMAN FAMILY TRUST ESTABLISHED AUGUST 29, 2007** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 20, Block 5, as shown on the map entitled Woodmont Estates, of record in Plat Book 974, page 29, 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 BRANDON EDWARDS and MICHELE EDWARDS, HUSBAND AND WIFE, by deed from WILLIAM L. MOENCH, of record in Instrument No. 20160126-0007194, dated January 25, 2016, said Register's Office.

Being further conveyed to BRANDON TIMOTHY EDWARDS AND MICHELE LEE EDWARDS, TRUSTEES UNDER THE EDWARDS MARRIAGE TRUST DATED OCTOBER 25, 2018 by quit claim deed from BRANDON EDWARDS and MICHELE EDWARDS, HUSBAND AND WIFE, of record as Instrument No. 20181030-0107370, dated October 25, 2018, said Register's Office.

This is improved property known as: 2421 Bear Rd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 14th day of June, 2021.

EWARDS MARRIAGE TRUST, U/A/D
OCTOBER 25, 2018

Brandon Timothy Edwards, trustee
BRANDON TIMOTHY EDWARDS, TRUSTEE

Michele Lee Edwards
MICHELE LEE EDWARDS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared BRANDON TIMOTHY EDWARDS AND MICHELE LEE EDWARDS, TRUSTEES OF THE EDWARDS MARRIAGE TRUST, U/A/D OCTOBER 25, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 14th day of June, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$4,900,000.00.**

Affiant

Sworn to and subscribed before me this 14th day of June, 2021.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

