WARRANTY DEED

Karen Johnson Davidson County
Batch# 675830 **DEEDWARR**
07/13/2021 11:43:04 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20210713-0094027

DM-TAG-21-5920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robinson Nguyen	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	
5920 Obrien Ave	**4004 Hillsboro Pk. Ste. 216B**	**091 13 0A 015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP A EDGE, JR AND KYLA EDGE, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBINSON NGUYEN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 15, together with the appurtenant common elements, of Haven West Townhomes, created under Title 66, Section 27-103(b), et seq., as amended. Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070918-0111767; as superseded and replaced in instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Townhome Exhibit for Haven West attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Haven West Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Phillip A Edge, Jr. and Kyla Edge, a married couple, by Warranty Deed from Brittany Stewart N/K/A Brittany Snellen, married, of record in Instrument No. 20200706-0072415, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 06, 2020.

Being the same property conveyed to Brittany Stewart, a single woman, by Warranty Deed from Roger D. Henry and wife, Darla M. Henry, of record in Instrument No. 20130305-0021977, in the Register's Office of Davidson County, Tennessee, dated February 28, 2013 and recorded on March 05, 2013.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of West Nashville Heights, as recorded in Plat Book 332, Page(s) 127.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090528-0048954.
- Easement for Ingress/Egress, recorded in Instrument No. 20011205-0133582 and Instrument No. 20020125-0010547.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded

in Instrument No. 20071011-0120759 and Instrument No. 20071231-0148853.

• Easement for Comcast, recorded in Instrument No. 20081118-0113770.

• Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071231-0148700 and Instrument No. 20080402-0033148.

• Street Closing and any easements Retaining in Metropolitan Ordinance No. 087-1632, Metropolitan Clerk's Office.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5920 Obrien Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 al genders.

Witness my/our hand(s) this the 6th DAY OF JULY, 2021.

Phillip A Edge, Jr

Kyla Edge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP A EDGE, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLA EDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212