21-3794

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 680801 DEEDWARR
07/21/2021 12:58:19 PM 3 pgs
Fees: $18.00 Taxes: $2,654.75

20210721-0097917

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **717,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/15/2021** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3794

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Robert Cawthon and Elvira Sabrina Cawthon, Husband and Wife	**First Community Mortgage, Inc. ISAOA/ATIMA**	**110 00 0 106.00**
(NAME) **4756 Alvin Sperry Road**	(NAME) **262 Robert Rose Drive, Suite 200**	
(ADDRESS) **Mt. Juliet, TN, 37122**	(ADDRESS) **Murfreesboro, TN37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ronald David Edwards and Jami Edwards Hall,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Robert Cawthon and Elvira Sabrina Cawthon, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the Fourth Civil District of Davidson County, Tennessee, new a part of the General Services District of Metropolitan Government of Nashville and Davidson County, Tennessee, hounded md described as follows:

Beginning at the center of Alvin Sperry Road at a marker established by the U. S. Corps of Engineers; thence east 403 feet along a fence line, Harry Bright's line, to another market

established by the U. S. Corps of Engineers; thence northeasterly 503 feet to the center of Alvin Sperry Road to a steel marker in the center of said road; thence southwesterly with the center of Alvin Sperry Road a distance of 612 feet; thence continuing with the center of said Alvin Sperry Road a distance of 335 feet to the point of beginning containing 4 acres, more or less, and being is part of the same property conveyed to John S. Jenkins by John B. Cobb, Clerk of the County Court of Davidson County, Tennessee, dated November 9, 1944, and of record in Book 1303, page 145, Register's Office of Davidson County, Tennessee.
Jami Edwards Hall a 50% undivided interest and Ronald David Edwards a 50% undivided interest, as tenants in common

Being the same property conveyed to Jami Edwards Hall a 50% undivided interest and Ronald David Edwards a 50% undivided interest, as tenants in common by Deed dated March 17, 2021 from Jami Edwards Hall, Executrix of the Estate of Ruby Odum Edwards, recorded March 24, 2021, in Instrument Number 20210324-0038557, in the Register's Office of Davidson County, Tennessee.

Ruby Odum Edwards died June 20, 2020
Walter J Edwards died May 19, 1987

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4756 Alvin Sperry Road, Mt. Juliet, TN 37122**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July,2021**.

Ronald David Edwards

Jami Edwards Hall

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Ronald David Edwards and Jami Edwards Hall**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **July, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY