(1)

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 685159 DEEDWARR
07/28/2021 11:33:45 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20210728-0101525

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Marking Balty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2021.

Tara Jones
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
NMMATC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	NEW OWNER	
(NAME)	(NAME)	
827 Maxwell Ct.		096070A00300CO
(ADDRESS)	(ADDRESS)	
37220		
(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 considerations, the receipt of which is hereby acknowledged, **We Mark Eugene Edwards and Tammy D. Edwards Trustees of The Mark & Tammy Edwards Living Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **NMMATC,** LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a Certain Condominium Apartment, Being Lot No. 7, Unit No. 2, on the Plan of Blanca Square Condominiums, Units 1 through 28, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark Eugene Edwards and Tammy D. Edwards, Trustees of the Mark and Tammy Edwards Living Trust by Quitclaim Deed from Mark Edwards and Tammy D. Edwards, husband and wife, as joint tenants with right of survivorship, dated 07/18/2017 and recorded 07/21/2017, of record in Instrument 201707210073968, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 101 and as amended in Book 5200, Page 661, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6162, Page 195, Amendment of record in Book 6165, Page 566, Book 9885, Page 208, Amendment to By-Laws of record in Book 6225, Page 906, Agreement to Maintain of record in Book 5945, Page 856, Register's Office for Davidson County, Tennessee. Sewer Service Agreement of recorded in Book 4058, Page 963, Register's Office for Davidson County, Tennessee. Charter of Bianca Square Homeowners Association of record in Book 6168, Page 507, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 6303, Page 616 and Book 6303, Page 621, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 218 Hickory Hill Court, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of July, 2021.

The Mark & Tammy Edwards Living Trust

By: Mark Eugene Edwards, Trustee
Mark Eugene Edwards, Trustee

By: Tammy D. Edwards, Trustee
Tammy D. Edwards, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Eugene Edwards and Tammy D. Edwards with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of The Mark & Tammy Edwards Living Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of July, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122