# WARRANTY DEED

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

J-GHS-21-5703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 703305 **DEEDWARR**
08/24/2021 10:38:26 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210824-0114137

**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) |
|---|---|---|
| **Millard Lee Lane Quad, LLC** | **New Owner** | |
| (NAME) | (NAME) | **91-10-165.00** |
| **5703 Leslie Avenue** | 8711 Millard Lee Ln | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Chattanooga TN 37416 | |
| (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, **RALPH A. EDWARDS AND VELMA E. EDWARDS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILLARD LEE LANE QUAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Map of B.F. Cockrill's Farm of record in Book 161, Pages 134 and 135, Register's Office for said County.

Beginning in the center of Leslie Stree: at the northwest corner of the property conveyed to Willie C. Fortner and wife by deed from Joe Lee Tubbs and wife of record in Book 1417, Page 146, said Register's Office; thence with Fortner's westerly line, southwardly 165.0 feet to the northerly margin of an alley; thence with said alley, westwardly 50.0 feet; thence northwardly and parallel to Fortner's westerly line 165.0 feet to the center of Leslie Street; thence with said street, eastwardly 50.0 feet to the beginning.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards by Warranty Deed from Sadie Marie Campbell, recorded March 16, 2007 in Instrument No. 20070316-0032429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5703 Leslie Avenue, 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 all genders.

Witness my/our hand(s) this the 20th DAY OF AUGUST, 2021.

Ralph A. Edwards
Ralph A. Edwards

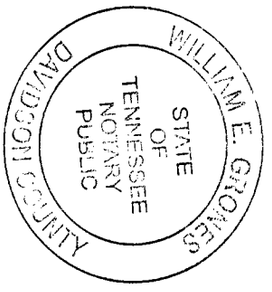
Velma E. Edwards
Velma E. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH A. EDWARDS, 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 20th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

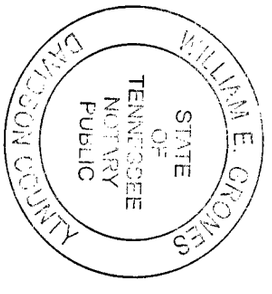



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VELMA E. EDWARDS, 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 20th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212