WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13143-AP

Name and Address of New Owner:
Aiden Sheehan Traynor
3565 Bear Hollow Road
Whites Creek, TN 37189

Send Tax Bills To:
same as New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 704839 DEEDWARR
08/26/2021 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $882.45
20210826-0115208

Map & Parcel No: 030 00 0 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Allison Danielle Edwards, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aidan Sheehan Traynor, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee bounded on the North by Walker, on the East by Carver, on the South by Setters and on the West by Walker, described as follows:

Beginning at a point in the center of a creek said point being located South 59 degrees 37 minutes 33 seconds West 103' +/- from the B. L. Carver land (Book 2546, Page 613, RODC, TN); thence leaving said creek with said Carver South 12 degrees 04 minutes 35 seconds East 275.00' to an iron rod (new) in the line of the John Raymond Setters land (Book 4404, Page 821 RODC, TN); thence with said Setters South 70 degrees 30 minutes 00 second West 160.00' to an iron rod (new) in the East line of the John V. Walker, Jr. land (Book 5859, Page 976, RODC, TN); thence with said Walker North 04 degrees 26 minutes 18 seconds West 287.42' to a point in the center of a creek; thence with said creek centerline North 82 degrees 11 minutes 16 seconds East 48.10' to a point; thence North 66 degrees 42 minutes 23 seconds East 73.90' to the point of beginning containing 0.88 acres more or less.

Being the same property conveyed to Allison Danielle Edwards, by Quitclaim Deed from Sean P. Boyle, of record in Instrument No. 20191022-0108366, in the Register's Office of Davidson County, Tennessee, dated October 16, 2019 and recorded on October 22, 2019.

Also see Final Divorce decree between Sean P. Boyle and Allison Danielle Edwards filed on February 14, 2020 in Docket No. 20D-290, in the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Alllison D. Edwards and Sean P. Boyle, wife and husband, by Warranty Deed from Michael S. Woods and wife Lindsey L. Woods, f/k/a Lindsey L. Thomas, of record in Instrument No. 20170519-0049931, in the Register's Office of Davidson County, Tennessee, dated May 02, 2017 and recorded on May 19, 2017.

Also conveyed herewith is a non-exclusive right of way easement {or ingress and egress from Bear Hollow Road to subject property. Said easement is subject to a maintenance agreement with adjacent land owner being recorded in the Register's Office of Davison County, Tennessee.

This improved property known as 3565 Bear Hollow Road, Nashville TN 37189.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2021.

Allison Danielle Edwards (SEAL)
Allison Danielle Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Allison Danielle Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

Notary Signature
My commission ~~expires:~~ 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,500 ~~$283,500.00~~ ~~XXXXXXXX~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~6th~~ 5th day of August, 2021.

Notary Public
My commission expires: 3-6-2024
File No. 2021-3114

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 08/06/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/06/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** August, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM