PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 740569 DEEDWARR
10/21/2021 11:18:39 AM 2 pgs
Fees: $13.00 Taxes: $2,543.75

20211021-0141347

Warranty Deed

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $687,500.00. Affiant Subscribed and sworn to before me, this the 19th day of October, 2021. Notary Public My commission expires: 3/25/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Venti, Jr. and Margaret A. Venti Trust of 2002 dated July 17, 2002	New Owner	104-14-0-048.00
2467 Vista Del Sol		
La Verne, CA 91750		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY K. EDWARDS AND ADAM C. EDWARDS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY VENTI, JR. AND MARGARET A. VENTI, TRUSTEES OF THE ANTHONY VENTI, JR. AND MARGARET A. VENTI TRUST OF 2002, DATED JULY 17, 2002**, 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:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being the westerly half of Lot No. 17 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Plat Book 421, Page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Said Westerly half of Lot No. 17 fronts 40 feet on the Northeasterly side of Westmoreland Avenue and runs back between parallel lines 185 feet to a 15 foot alley.

Being the same property conveyed to Mary K. Edwards and Adam C. Edwards, wife and husband by Warranty deed from Maureen Doyle, unmarried of record in Instrument No. 20190307-0021246 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 07, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2924 Westmoreland Drive, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of October, 2021.

Mary K. Edwards

Adam C. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary K. Edwards and Adam C. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25