THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138433**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,879,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2021. Notary Public My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 763329 DEEDWARR
11/30/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $14,352.30
20211130-0157920

WARRANTY DEED

Address New Owner: Brandon Timothy Edwards, Trustee Michele Lee Edwards, Trustee 910 Robertson Academy Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 13 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Blankinship, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Timothy Edwards and Michele Lee Edwards, Trustees of the Edwards Marriage Trust dated October 25, 2018**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Blankinship, married, by Warranty Deed from David Mark Eaton and wife, Susan A. Eaton, of record in Instrument No. 20200825-0095994, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on August 25, 2020.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 186 and Book 1809, Page 539.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1974, Page 204. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6247, Page 107.

This is improved property located at 910 Robertson Academy Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2021.

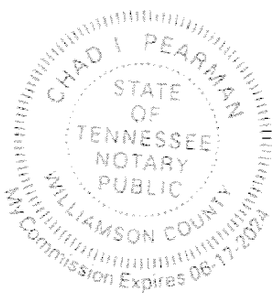
James M. Blankinship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Blankinship, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Paul Soper, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 29, 2021 (date of document).

Affiant Signature

11/29/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/15/25

NOTARY'S SEAL

