Karen Johnson Davidson County
Batch# 773382 DEEDWARR
12/14/2021 10:09:29 AM 2 pgs
Fees: $13.00 Taxes: $2,890.63
20211214-0165101

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $781,250.00

Jacob Martin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 118
Jacob Martin Edwards **2609 W Kirkwood Ave** **Nashville, Tennessee 37204**	Republic State Mortgage 815 Hawthorne Street Houston, Texas 77005	GROUP 02 0 PARCEL 008.01

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Carlton Edwards and Julie B. Edwards, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jacob Martin Edwards, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being the westerly parts of Lot Nos. 1 and 2 on the Map of Bransford Realty Co.'s Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 1 and 2 front 82 feet on the northerly margin of Kirkman Avenue and run back between lines measuring 95 feet, more or less, on the westerly line along the easterly margin of an alley, and 114 feet more or less on the Easterly line, to a dead line in the rear measuring 73 feet more or less theron.

Being the same property conveyed to Carlton Edwards and Julie B. Edwards, husband and wife, by Quitclaim Deed from Carlton Edwards, dated March 29, 2013 and filed of record in Instrument No. 20130402-0032501, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlton Edwards by Warranty Deed from William H. Taylor, unmarried, dated September 16, 2011 and filed of record in Instrument No. 20110919-0072558, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $125,000.00)

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2609 W Kirkwood Ave, Nashville, Tennessee 37204.**

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said and 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 lanc to the said GRANTEES, 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 hand and official seal at office this 3rd day of December, 2021.

Carlton Edwards
Carlton Edwards

Julie B. Edwards
~~Julie~~ B. Edwards

STATE OF IL

COUNTY OF Lake

Personally appeared before me, Carlton Edwards with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

JoAnn D. Hardison
NOTARY PUBLIC

OFFICIAL SEAL
JOANN D. HARDISON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 27, 2023

My Commission Expires:

5/27/23

STATE OF IL

COUNTY OF Lake

Personally appeared before me, Julie B. Edwards, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

JoAnn D. Hardison
NOTARY PUBLIC

My Commission Expires:

5/27/23

OFFICIAL SEAL
JOANN D. HARDISON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 27, 2023

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027