Name and Address of New Owner:
Nashville Biza Holdings, LLC
204 South 11th Street
Nashville, TN 37206

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 084-11-0-021.00

Karen Johnson Davidson County
Batch# 778929 DEEDWARR
12/22/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20211222-0169379

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, **Margaret F. Edwards, single, a/k/a Margaret Faye Barron Edwards by and through her Attorney in Fact, William Ralph Barron, Jr.**. "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's office for said County. Said Lot No. 88 fronts 75 feet on the westerly side of Dennywood Drive and runs back 120 feet on the North line and 178 feet on the South line to a dead line in the rear, measuring 106 feet thereon.

Being the same property conveyed to Margaret Faye Barron, unmarried, by Warranty Deed from Charles D. Baker and wife, Virginia Baker, of record in Book 4310, page 118, Register's Office for Davidson County, Tennessee, dated February 11, 1969 and recorded on February 13, 1969. (Value or consideration shown in aforementioned deed $10,950.00.)

Being the same property conveyed to Frank M. Newman by Quit Claim Deed from Margaret Faye Barron Edwards and husband, Carlos E. Edwards, and within the same deed the said Frank M. Newman now conveys to Carlos E. Edwards and wife, Margaret B. Edwards of record in Book 5782, page 627, Register's Office for Davidson County, Tennessee, dated August 14, 1981 and recorded on August 17, 1981. (Value or consideration shown in aforementioned deed $0.)

Being the same property conveyed to Margaret F. Edwards, single, by Quitclaim Deed from Margaret F. Edwards, single, who incorrectly took title as Margaret B. Edwards, surviving tenant by the entirety of Carlos E. Edwards, of record in Instrument No. 20210416-0050805 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 16, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 418 Dennywood Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 8th day of December, 2021.

Margaret F. Edwards by William Ralph Barron, Jr., her Attorney-In-Fact (SEAL)
Margaret F. Edwards by William Ralph Barron, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of December , 2021, before me personally appeared **William Ralph Barron, Jr.,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Margaret F. Edwards,** and acknowledged that he executed the same as the free act and deed of the said **Margaret F. Edwards.**

Witness my hand and official seal, this the 8th day of December, 2021.

My commission expires: 5-5-2025
Notary Public

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $205,000.00, 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
8th day of December, 2021.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-21-1949

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12/8/21.

Affiant Signature

12/8/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8th day of December, 2021.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON