WARRANTY DEED

Karen Johnson Davidson County
Batch# 813785 DEEDWARR
03/02/2022 11:02:12 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30

20220302-0023582

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/08/24
(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190 Community Center Drive, Suite 103, Pigeon Forge, TN 37863

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent A Edwards and Trina A. J. Edwards, husband and wife	Mortgage Investors Group	Parcel ID: 148-06-0-014.00-000
(NAME) 3817 East Ridge Drive	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Nashville, TN 37211-5524	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No 100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anne M. Harding-Julian, a single woman Rachel Julian, a married woman, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent A Edwards and Trina A. J. Edwards, husband and wife**, 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:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. described as follows:

Beginning at a point in the West margin of East Ridge Drive at the corner of Lots No. 18 and 19; thence with the line between said Lots, Westerly 246.66 feet to a point; thence Southerly 58 feet to the North margin of Willard Drive; thence with the margin of the same Easterly 218.13 feet to the beginning of a curve; thence around said curve Northeasterly 39.39 feet to the west margin of East Ridge Drive; thence with the margin of the same Northerly 82.58 feet to the point of beginning.

Being the same property conveyed to Anne M. Julian, unmarried and Rachel Julian, unmarried, joint tenants with the right of survivorship, By Warranty Deed from James Roy Newman and wife, Norma Jane Newman dated June

15, 2004 recorded June 22, 2004, of record as Instrument No. 20040622-0073976 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anne M. Harding-Julian, unmarried and Rachel Julian, unmarried, joint tenants with the right of survivorship, By Quitclaim Deed from Anne M. Julian nka Anne M. Harding-Julian, unmarried and Rachel Julian, unmarried dated September 12, 2008 recorded September 23, 2008, of record as Instrument No. 20080923-0096860 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3817 East Ridge Drive, Nashville, TN 37211-5524

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 land 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 land 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 our hands this 28 day of Feb. 2022

Anne M. Harding-Julian

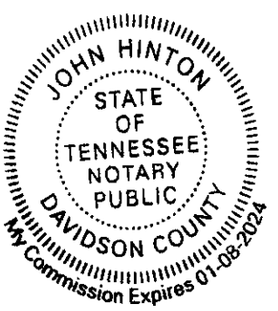
Rachel Julian

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anne M. Harding-Julian, a single woman Rachel Julian, a married woman, as joint tenants with right of survivorship, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2022.



Notary Public

My Commission Expires: 01/08/2024

(SEAL)