WARRANTY DEED

Karen Johnson Davidson County
Batch# 836253 DEEDWARR
04/08/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220408-0040763

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-16-2024

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany N. Landry	Churchill Mortgage Corporation	
(NAME)	(NAME)	
214 Hickory Hill Court	1749 Mallory Lane, Suite 100	096070A00500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Mark E. Edwards and Tammy D. Edwards Trustees of the Mark and Tammy Edwards Living Trust, dated May 15, 2017**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brittany N. Landry, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 of Lot 6 on the plan of Bianca Square, of record in Plat Book 5800, Page 101 and amended in Plat Book 5200, Page 661, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mark E. Edwards and Tammy D. Edwards, Trustees of The Mark and Tammy Edwards Living Trust, dated May 15, 2017 by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Richard J. Olivier, dated 12/23/2019 and recorded 12/26/2019, of record in Instrument 201912260133358, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 101, and amended in Plat Book 5200, Page 661, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6162, Page 195, and amended Book 6165, Page 566, Book 9885, Page 208 and Book 6225, Page 906, Register's Office for Davidson County, Tennessee. Utility and Drainage Easement recorded in Book 6055, Page 760, Register's Office for Davidson County, Tennessee. Agreement to Maintain of record in Book 5945, Page 856, Register's Office for Davidson County, Tennessee. Charter of Bianca Square Homeowners Association, Inc., record in Book 6168, Page 507, Register's Office for Davidson County, Tennessee. Deed of conveyance of record in Book 6303, Page 616, Register's Office for Davidson County, Tennessee. Bylaws of Bianca Square Homeowners Association, Inc., of record in Book 6162, Page 211, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 214 Hickory Hill Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of March, 2022.

Mark and Tammy Edwards Living Trust dated May 15, 2017

Mark E. Edwards, Trustee

Tammy D. Edwards, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark E. Edwards and Tammy D. Edwards with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of The Mark and Tammy Edwards Living Trust, dated May 15, 2017, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 March 31, 2022.

Tracey Trumphour
Affiant
Date: 3-31-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 31 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY