WARRANTY DEED

Karen Johnson Davidson County
Batch# 847244 DEEDWARR
04/28/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,110.85
20220428-0049302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVENTY THOUSAND FIVE HUNDRED AND 00/100 (570,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lydia Conklin (NAME)	**NEW OWNER** (NAME)	**094 02 0 058.00**
1701 Eastside Avenue Nashville, TN 37206 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of April, 2022, the undersigned, **VIOLET N. D. EDELMAN, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LYDIA CATHERINE CONKLIN, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1701 Eastside, Avenue, Nashville TN 37206** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of The United Electric Railway's Subdivision of record in Book No. 161, Page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Violet N. D. Edelman by Warranty Deed from William F. Oliver, married of record in Instrument No. 20151204-0122664, in the Register's Office of Davidson County, Tennessee, dated December 3, 2015 and recorded on December 04, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of April, 2022.

GRANTOR: Violet N. D. Edelman

Violet N. D. Edelman

STATE OF New Mexico)
COUNTY OF Bernalillo)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Violet N. D. Edelman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of April, 2022.

Notary Public

07/31/2024
My Commission Expires

STATE OF NEW MEXICO
NOTARY PUBLIC
Adrianna Holloway
Commission No. 1129191
July 31, 2024

True Copy Certification

I, **Kaz Arbogast,** 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 this the 20th day of April, 2022.

Affiant Signature
Date 04/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024