Karen Johnson Davidson County
Batch# 851022 DEEDWARR
05/04/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220504-0051798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

Danielle Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/22/2022.

Megan Paulus
NOTARY PUBLIC

MY COMMISSION EXPIRES

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2022-3470

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Danielle Yvonne Edwards	New Owner	052-13-0B-322.00-CO
2617 River Meade Way		
Nashville, TN 37214		

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,

Kelley Christine Corcoran, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Edwards, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 6 on the Plan of River Glen, Planned Unit Development, Phase 7 of record in Plat at Instrument No. 20040212-0016958, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Christine Corcoran, a single woman by Warranty deed from Olivia Pendergrass, unmarried of record in Instrument No. 20181109-0111139 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2617 River Meade Way Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 22, 2022.

Kelley Christine Corcoran

Kelley Christine Corcoran

Alexander Brockmeier

Colorado OF

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~ Denver OF

Personally appeared before me, a Notary Public of said County and State, Kelley Christine Corcoran, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 22, 2022.

OLGA G. FUJAROS
Notary Public
State of Colorado
Notary ID # 20204017519
My Commission Expires 05-19-2024

Olga G. Fujaros

Notary Public

My Commission Expires: 05/19/2024

File #: 2022-3470

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Megan Paulus,** 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 22nd day of April, 2022.

Affiant Signature
Date 04/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

