Karen Johnson Davidson County
Batch# 853898 DEEDWARR
05/12/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220512-0054301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 37051

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY F. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

File #22-KA-1202-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy Klopf (NAME)	Dorothy Klopf (NAME)	
1202 Greenland Avenue (ADDRESS)	1202 Greenland Avenue (ADDRESS)	**061-12-0-207.00**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (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 consideration, the receipt of which is hereby acknowledged, **BRADLEY F. EDMONDS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOROTHY KLOPF, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th. formerly the 18th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the Plan of the subdivision of Dr. William Williams Farm of record in Plat Book 2, Page 128, Chancery Court at Nashville, described as follows:

Beginning in the center of Greenland Avenue at the northeast corner of Lot No. 36 on the plan of the subdivision of the west part of said Lot No.3 as of record in Book 421, page 40, Register's office for said county; thence with the easterly line of Lot No. 36, southwardly 440 feet; thence eastwardly 100 feet; thence with the center of said Avenue, westwardly 100 feet to the beginning.

Being the same property conveyed to Bradley F. Edmonds, unmarried by Warranty deed from James R. Oldham and wife, Courtney R. Oldham of record in Instrument No. 20131226-0130036 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 26, 2013.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plan Book 2, Page 128, Chancery Court at Nashville, Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1202 Greenland Avenue, Nashville, TN 37216**.

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), their heirs and 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), 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/our hand(s) this the 3rd day of May, 2022.

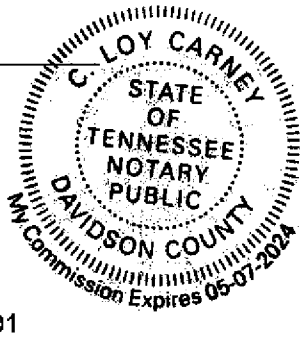
Bradley F. Edmonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2022, before me personally appeared Bradley F. Edmonds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/3/2022.

George E. Mudter, Jr.
Dated 5/3/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 5/3/2022

My commission expires 10/2/2023

