Karen Johnson Davidson County
Batch# 871448 DEEDWARR
06/14/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220614-0067783

Warranty Deed

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 7th day of June, 2022. Notary Public My commission expires: 6-18-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryan Edwards and Megan Edwards	Indecomm Global Services	048-00-0-237.00
4288 Burton Hollow Road	1427 Energy Park Drive	
Nashville, TN 37189	St. Paul, MN 55108	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VALERIE PLATT AND ADAM R. PLATT, WIFE AND HUSBAND AND ROBERT P. PLATT, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN EDWARDS AND MEGAN EDWARDS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 more particularly described as follows:

Beginning at an iron rod in the northerly right of way of Burton Hollow Road, said point being the southwest corner of the herein described tract and the southeast corner of the Lester Johnson property as described in Instrument 20131205-0124063 RODC;

Thence, leaving said right of way, with Johnson's east line, North 33 degrees 42 minutes 43 seconds West, 357.55 feet to a point;

Thence, North 06 degrees 56 minutes 25 seconds East, 492.99 feet to an iron rod at a new corner with the Subhadra Gunawardana property as described in Instrument 20090617-0056395 RODC;

Thence, with the new line, South 56 degrees 21 minutes 24 seconds East, 232.42 feet to an iron rod;

Thence, South 34 degrees 06 minutes 36 seconds East, 349.15 feet to an iron rod in the northerly right of way of Burton Hollow Road at Gunawardana's new southwest corner;

Thence, with said right of way, South 55 degrees 45 minutes 43 seconds West, 107.02 feet to an iron rod at Gunawardana's old corner to Lawrence Jameson property as described in Instrument 20040113-0005312 RODC;

Thence, with said right of way, South 51 degrees 16 minutes 44 seconds West, 366.20 feet to the point of beginning and containing 5.679 acres, according to a survey prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115, Survey dated December 6, 2016.

Being the same property conveyed to Valerie Platt and Adam R. Platt, Wife and Husband, and Robert P. Platt, Married, as tenants in common with rights of survivorship by Warranty deed from Lawrence C. Jameson and Debra S. Jameson of record in Instrument No. 20170209-0013706 Register's Office for Davidson County, Tennessee, dated January 30, 2017 and recorded on February 09, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4288 Burton Hollow Road, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, for Robert P. Platt, having never been the personal or martial residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2022.

Valerie Platt

Adam R. Platt

Robert P. Platt,
by Adam R. Platt as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Valerie Platt and Adam R. Platt, individually and as Attorney-in-Fact for Robert P. Platt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2022.

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Nick Harris, 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 6/7/2022.

Date

Affiant Signature

6/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of June, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY