Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2697

Karen Johnson Davidson County
Batch# 872307 DEEDWARR
06/15/2022 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,206.20
20220615-0068573

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2022

Notary Public

Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Resicap Tennessee Owner II LLC 3630 Peachtree Rd NE, Ste 1500 Atlanta, GA 30326	Resicap Tennessee Owner II 3630 Peachtree Rd NE, Ste 1500 Atlanta, GA 30326	162-07-0-054

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Michelle Eva, a married person, Michelle Eva, Administrator of Estate of Charles Wayne Edwards, Sr., Charles Wayne Edwards, Jr., Melinda Kay Campbell, Blake Tyler Edwards, and Bronson Curtis Edwards
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Resicap Tennessee Owner II LLC, a Delaware Limited Liabilty Company
HEREINAFTER CALLED THE GRANTEES, 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. 231 on the Plan of Antioch Park, Section 2, as of record in Plat Book 3842, Page 240, said Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed by Warranty Deed from Clementine S. Binford, unmarried to Charles W. Edwards and wife, Patricia Kay Edwards, as tenants by the entirety, recorded April 29, 1993, as Book 8930 Page 312 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $65,000.00.

BEING the same property conveyed by Quit Claim Deed from Patricia Kay Edwards to Charles W. Edwards, recorded March 30, 1998, as Book 10859 Page 870 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. Said Charles W. Edwards died on or about July 28, 2021. Reference is made to the affidavit of heirship for Charles W. Edwards, naming Michelle Eva, Charles Wayne Edwrds, Jr., Melinda Kay Campbell, Blake Tyler Edwards, and Bronson Curtis Edwards as the heirs of Charles W. Edwards, deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 121 Shihmen Court, Antioch, TN 37013

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 9th day of June, 2022.

Michelle Eva

Estate of Charles Wayne Edwards, Sr.

By: _____
Michelle Eva, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Michelle Eva, individually and as Administrator of Estate of Charles Wayne Edwards, deceased 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 9th day of June, 2022.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires:

_____
Charles Wayne Edwards, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Charles Wayne Edwards, Jr., 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 9th day of June, 2022.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires:

_____
Melinda Kay Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Melinda Kay Campbell, 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 9th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02-22-2026 WILLIAMSON COUNTY

Blake Tyler Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Blake Tyler Edwards, 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 9th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02-22-2026 WILLIAMSON COUNTY

Bronson Curtis Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Bronson Curtis Edwards, 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 9th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02-22-2026 WILLIAMSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 9, 2022.

Tori Cole

Affiant Signature

Date: 6/9/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 9, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM