Karen Johnson Davidson County
Batch# 873803 DEEDWARR
06/17/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220617-0069798

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $245,000.00 Affiant Subscribed and sworn to before me, this 7th day of June, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peyton Scott Holmes	New Owner	**147070B03300CO**
4958 Edmondson Pike, 33		
Nashville, TN 27211		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4958 Edmondson Pike #33 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peyton Scott Holmes, unmarried man

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Town Home Unit G-33 and Parcel No. 33 of Woodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 4958 Edmondson Pike #33 Trust, by Warranty Deed, from Claude C. Henderson, a married man, dated August 26, 2021, recorded in Instrument No. 20210831-0117446, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Claude C. Henderson, by Trustee's Deed, from Robert F. Spann, Substitute Trustee, dated January 5, 200, recorded in Instrument No. 20010108-0002154, Register's Office for Davidson County, Tennessee. A final decree confirming sale of subject property at tax sale was recorded in Instrument No. 20010112-0004060, Register's Office of Davidson County, Tennessee, and subject property was thereafter redeemed, said Redemption Decree vesting title in Claude C. Henderson is of record in Instrument No. 20010905-0095911, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4958 Edmondson Pike, 33, Nashville, TN 27211.

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 do 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 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.

_____ Date: 6-7-22

The 4958 Edmondson Pike #33 Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4958 Edmondson Pike #33 Trust and that he is authorized by The 4958 Edmondson Pike Trust to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of June, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Ursula Kahn, 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 6/7/22.

Date

Erin Dian

Affiant Signature

6/7/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of June, 20 22.

Notary's Signature

My Commission Expires: 1-11-2026

Notary's Seal (if on paper)

