WARRANTY DEED

STATE OF Tennessee
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Theresa E. Gittings

Affiant Theresa E Gittings

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2022.

Notary Public Jamie Faucon

MY COMMISSION EXPIRES: 3/05/2025
(AFFIX SEAL)

JAMIE FAUCON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-05-2025

Karen Johnson Davidson County
Batch# 878745 DEEDWARR
06/27/2022 11:20:10 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220627-0073321

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-051032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Marshall		
(NAME)	(NAME)	
2054 Edison Park Lane		091-02-4W-075-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($475,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THERESA E. GITTINGS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN MARSHALL, 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 Unit No. 75 on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware Corporation by Special Warranty Deed from Thrive California, LLC, a Delaware limited liability company, dated 02/12/2020 and recorded 02/14/2020, of record in Instrument 20200214-0016898, as affected by Scrivener's Affidavit of record in Instrument 20200724-0081425, Deed of Correction of record in Instrument 20210525-0070384, as affected by Scrivener's Affidavit of record in Instrument 20220111-0003126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theresa E. Gittings, unmarried by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation, dated 05/20/2022 and recorded 05/26/2022, of record in Instrument 20220526-0061404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2054 Edison Park Lane, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this the 23rd day of June, 2022

Theresa E. Gittings

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Theresa E. Gittings, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public Jamie Faucon

My Commission Expires: 3/05/2025

(SEAL)

JAMIE FAUCON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-05-2025