WARRANTY DEED

Karen Johnson Davidson County
Batch# 881703 DEEDWARR
06/30/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220630-0075906

File #22-KA-2235-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BOOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Commission Expires 10-20-2024

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)
Ruth Pleasants Edwards and Kevin E. Edwards	New owners at	
(NAME)	(NAME)	
2235 Craigmeade Circle	property address	**095-02-0-154.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(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, **LINDA G. WHITWORTH AND ROBERT D. WHITWORTH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUTH PLEASANTS EDWARDS AND KEVIN E. EDWARDS** 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 Davidson County, Tennessee, being Lot No. 37 on the Plan of Craigmeade Subdivision, Section I of record in Plat Book 2900, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. A. Gullette and wife, Edna E. Gullette by Warranty Deed from William Craig Pyburn and wife, Tonia Pyburn of record in Instrument No. 20040816-0098654, Register's Office for Davidson County, Tennessee, dated August 12, 2004 and recorded on August 16, 2004.

The said W. A. Gullette (a/k/a William Alexander Gullette) having since died on August, 2008, vesting Edna E. Gullette (a/k/a Edna Dawson Gullette) as surviving tenant by the entirety. The said Edna E. Gullette, having since died intestate on May 21, 2012, leaving her children, Linda Gullette Whitworth and Ricky William Gullette (a/k/a William R. Gullette), as her sole heirs at law per Affidavit of Heirship recorded in Instrument No. 20130507-0046075, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda G. Whitworth (a/k/a Linda Gullette Whitworth) by Quitclaim Deed from Ricky William Gullette, of record in Instrument No. 20130507-0046076, in the Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 07, 2013.

Further being the same property conveyed to Linda G. Whitworth and husband, Robert D. Whitworth by Quitclaim Deed from Linda G. Whitworth (a/k/a Linda Gullette Whitworth) of record in Instrument No. 20130507-0046077 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 07, 2013.

This conveyance is subject to:

* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 2900, Page 121, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 3135, Page 283 and modified in Book 6680, Page 862, in the Register's Office for Davidson County, Tennessee.
* Agreement for the Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 4952, Page 233, in the Register's Office for Davidson County, Tennessee.
* Flowage Easement granted to United States of American in connection with the operation of Cheatham County Lock and Dam Project of record in Book 2245, Page 507, in the Register's Office for 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: **2235 Craigmeade Circle, Nashville, TN 37214**.

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 28th day of June, 2022.

Linda G. Whitworth

Robert D. Whitworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2022, before me personally appeared Linda G. Whitworth and Robert D. Whitworth, 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 28th day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, Yvette Meldrum, 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 June 28, 2022

Signature 6/28/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of June, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 10-20-2024