When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18082-RL

Karen Johnson Davidson County
Batch# 889305 DEEDWARR
07/15/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20220715-0081203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Renee Trachtman 1681 Alayna Drive Nashville, TN 37221	Michelle Renee Trachtman 1681 Alayna Drive Nashville, TN 37221	126 14 0A 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Ronald Edmondson and Cheryl Edmondson, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Michelle Renee Trachtman, 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 Lot No. 109, on the Plat of Travis Trace Subdivision, Phase 4, as shown on plat of record in Instrument 20190710-0067020, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronald Edmondson and Cheryl Edmondson, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in in Instrument No. 20201008-0116914, in the Register's Office of Davidson County, Tennessee, dated October 07, 2020 and recorded on October 08, 2020.

Being a portion of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by Warranty Deed from Travis Property Developers, a Tennessee general partnership and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument No. 20170217-0016411, in the Register's Office of Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017.

This is improved property located at: **1681 Alayna Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2022.

GRANTOR:

Ronald Edmondson

Cheryl Edmondson

Cheryl Edmondson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Edmondson and Cheryl Edmondson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

Certificate of Authenticity

I, **HADLEY ROPER**, 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 July 11th, 22.

Hadley Roper
Affiant Signature

7/14/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 07/14/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal