Karen Johnson Davidson County
Batch# 889377 DEEDWARR
07/15/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220715-0081301

WARRANTY DEED

STATE OF TN
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/5/2024
(AFFIX SEAL)

WILLIAMSON COUNTY
CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC

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

File No.: ST22-061142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
B. Lee Edmondson, Trustee of the B. Lee Edmondson Trust u/a/d 4/13/2020	B. Lee Edmondson, Trustee of the B. Lee Edmondson Trust u/a/d 4/13/2020	
(NAME) 311 Seven Springs Way #304	(NAME) 829 Spring Rd.	160-15-0D-012-00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Charleston WV 25314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CATHERINE CANTU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B. LEE EDMONDSON, TRUSTEE OF THE B. LEE EDMONDSON TRUST U/A/D 4/13/2020,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, towit:

Land in Davidson County, Tennessee, being Unit No. 12, Phase 1, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319 and also by Plat of record in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Catherine Cantu by Warranty Deed from Mark Owen Neal and Lisa Jean Neal, Trustees under the Neal Revocable Trust dated September 14, 2017, dated 10/15/2018

Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Premises is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Buyer's signature is set forth below as of this 12th day of July, 2022.

C. Cantu

Catherine Cantu

STATE OF Georgia

COUNTY OF Fulton

STATE OF ~~TENNESSEE~~ au

COUNTY OF ~~DAVIDSON~~ au

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Catherine Cantu, 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 12th day of July, 2022.

akuma l uriesi

Notary Public

My Commission Expires: 11/22/2024

(SEAL)

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00677556
EXPIRES NOVEMBER 22, 2024

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 15, 2022.

Affiant
Date: 7/15, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON