Return to:
Kelly Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-KW-22-5515-43

Karen Johnson Davidson County
Batch# 923535 **DEEDWARR**
09/30/2022 10:30:08 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20220930-0107992

## WARRANTY DEED

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Stephanie Denise Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Stephanie Denise Thomas | new owner | 162-05-0C-043.00 CO |
| (NAME) | (NAME) | |
| 5515 Country Road Unit 43 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **James A. Edwards and Amanda Edwards AKA Amanda Fencyk, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephanie Denise Thomas, unmarried**, hereinafter called the GRANTEE(S), 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 Townhouse No. 43 on the the Plan of Hickory Valley Condominiums, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, page 574, as amended in Book 5001, page 394, Book 8466, page 263, and Book 10597, page 675, as corrected in Book 10645, page 743, said Register's Office.

Being the same property conveyed to JAMES A. EDWARDS, UNMARRIED AND AMANDA FENCYK, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, of record as Instrument No. 20220128-0010212, dated January 6, 2022, said Register's Office.

This conveyanvce is subject to:
Matters shown on the Plan of record in Book 4460, page 27, said Register's Office.
Master Deed of record in Book 4521, page 574, as amended in Book 5001, page 394, Book 8466, page 263, and Book 10597, page 675, as corrected in Book 10645, page 743, said Register's Office.
By-Laws of record in Book 4521, page 582, as amended in Book 10597, page 703, and re-recorded in Book 10645, page 774, said Register's Office.
Access Easement(s) of record in Book 4842, page 979, and Book 5606, page 663, said Register's Office.

This conveyance is further subject 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5515 Country Road Unit 43, Nashville, TN 37211
(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.

Effective the 23rd day of September, 2022.

James A. Edwards

Amanda Edwards

STATE OF Michigan

COUNTY OF Wayne

On this 23rd day of September, 20 22, before me personally appeared James A. Edwards and Amanda Edwards, 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 (or person's) free act and deed.

Notary Public

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Wayne

Printed Name: Jennifer Jones, notary public

My Commission Expires: 12/12/2026

**RETURN TO:**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027