WARRANTY DEED

Karen Johnson Davidson County
Batch# 924582 DEEDWARR
10/03/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20221003-0108675

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/23/25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY FRANK W. ROBERTS

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Cherokee Bluff Properties, LLC., a Tennessee limited liability company	Cherokee Bluff Properties, LLC., a Tennessee limited liability company	086-14-0A-123-00
(NAME) 1212 Pointe Place	(NAME) 1212 Pointe Place	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, **we Mark Eugene Edwards and Tammy D Edwards, Trustees of the Mark and Tammy Edwards Living Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cherokee Bluff Properties, LLC., a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their 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. 123 on the Plan of Hermitage Meadows, Stage Two of record in Book 5200, Page 682, 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 Mark Eugene Edwards and Tammy D. Edwards, Trustees of the Mark and Tammy Edwards Living Trust by Warranty Deed from Carolyn M. Springer, unmarried, dated 08/05/2021, of record in Instrument 202108110108477, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 682, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6034, Page 365, amended in Instrument No. 201702100013943 and corrected by Scrivener's Affidavit in Instrument 201703200026618, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Hermitage Meadows Homeowners Association of record in Book 6034, Page 376, amended Book 7466, Page 25 and Book 8275, Page 843, Register's Office for Davidson County, Tennessee. Deed of common to the Homeowner's Association of record in Book 6209, Page 548, Register's Office for Davidson County, Tennessee. By-laws of recorded in Book 6034, Page 383, in the Register's Office for Davidson County, Tennessee. Amendment to the Bylaws of Hermitage Meadows Homeowners Associations of record in Book 7660, Page 612, Instrument 20010327-0029002 and Instrument 20180904-0087326, Register's Office for Davidson County, Tennessee. Easement to Cumberland Water Company of recorded in Book 4419, Page 230, in the Register's Office for Davidson County, Tennessee. Easement to First Suburban Water Company of recorded in Book 6339, Page 780 and Book 6387 Page 949 in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of recorded in Instrument 20121114-0104689, in the Register's Office for Davidson County, Tennessee.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 123 Thistle Lane, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 30th day of September, 2022.

Mark Eugene Edwards

Tammy D Edwards

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Eugene Edwards and Tammy D. Edwards with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of Mark and Tammy Edwards Living Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2022.

Notary Public:
My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/22 (date of document).

Frank Roberts

10/3/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of October, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

