Karen Johnson Davidson County
Batch# 936765 **DEEDWARR**
11/02/2022 08:59:16 AM 2 pgs
Fees: $13.00 Taxes: $1,942.13

20221102-0118139

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $524,900.00

Affiant

Subscribed and sworn to before me, this 1 day of November, 2022

Notary Public
My commission expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Seth Johnson **Timothy Johnson**	**Redstone Federal Credit Union**	**09113002100**
6320 Columbia Ave	**220 Wynn Dive**	
Nashville, TN 37209	**Huntsville, AL 35893**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kimberly D Edwards and Joshua S Edwards, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seth Johnson, unmarried man and Timothy Johnson, a married man, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 12, Block E, on the Plan of Final Layout, Colywood Subdivision, Section II, of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kimberly D Edwards and Joshua S Edwards, wife and husband, by Warranty Deed from Marvin L Mouser and Deborah G Mouser, Trustees of the Marvin L Mouser and Deborah G Mouser Revocable Living Trust, dated April 26, 2019, of record in Instrument No. 20190503-0041586, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6320 Columbia Ave, Nashville, TN 37209.

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 in 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.

Kimberly D Edwards Date: 11/1/22
Kimberly D Edwards

Joshua S Edwards Date: 11/1/22
Joshua S Edwards

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimberly D Edwards and Joshua S Edwards, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY