NEW OWNER:
MICHAEL CHANCE EDWARDS
1004 ANITA DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Legacy Home Loans
1036 Stearman Dr Ste 6
White House, TN 37188

Map & Parcel No.: 04413004700

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0165

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 975126 DEEDWARR
02/28/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230228-0014314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH R. RIVERS and JOSEPH AARON RIVERS, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL CHANCE EDWARDS, an unmarried man**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 20, Plan of Section Two, The Knoll, as shown on plat of the same of record in Plat Book 2854, Page 66, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to DEBORAH R. RIVERS and JOSPEH AARON RIVERS, wife and husband, by Warranty Deed from David H. Fann, dated August 12, 2016, and of record in Instrument No. 20160819-0087139, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **1004 ANITA DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2854, Page 66, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2023.

DEBORAH R. RIVERS

JOSEPH AARON RIVERS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBORAH R. RIVERS and JOSEPH AARON RIVERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2023.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2023.

NOTARY PUBLIC

My commission expires: 1-11-26

Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28th day of February, 2023.

Affiant Signature
Date 02/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

