Karen Johnson Davidson County
Batch# 975131 DEEDWARR
02/28/2023 04:15:32 PM 4 pgs
Fees: $23.00 Taxes: $277.50
20230228-0014322

WARRANTY DEED

THIS DEED, made and entered into this 24 day of February, 2023, by and between **LINDA M. EDWARDS**, party of the first part, and **LAURA E. VALENTINE**, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part an undivided one-half (1/2) of her right, title and interest in and to the following described real estate, located at **1418 Harwood Drive in the City of Nashville, County of Davidson, State of Tennessee**:

> LAND in Davidson County, Tennessee, BEING Lot No. 2, Porter Heights, Part Four, as of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same real property conveyed to Linda M. Edwards by Warranty Deed, dated January 30, 1998, recorded on February 4, 1998, in Book 10782, Page 56, Registrar's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid undivided one-half (1/2) interest in and to said real estate, together with all the buildings, fixtures, improvements, appurtenances and hereditaments thereunto belonging or in any wise appertaining (the "Property") unto the said party of the second part, her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed Property; that she has a good right to sell and convey the same; that the same is unencumbered, except for: all easements, rights of way, and other matters of record with the Registrar's Office for Davidson County, Tennessee affecting same.

And that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

THIS DEED SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF TENNESSEE, WITHOUT REGARD TO THE CONFLICT OF LAWS PRINCIPLES THEREOF.

All parties signing within this instrument have declared themselves to be of full legal capacity. All agreements and stipulations herein and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and Grantee, their heirs, successors and assigns, shall have and hold the Property in full ownership forever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Linda M. Edwards

Linda M. Edwards

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, LINDA M. EDWARDS, the within named bargainor and party of first part, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th day of February, 2023.

Letecia Wilkerson

Notary Public

My commission expires: 07/06/2026

[SEAL]

LETECIA WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNED this 24th day of February, 2023 by the party of the second part.

Laura E. Valentine

Laura E. Valentine

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, LAURA E. VALENTINE, the within named party of the second part, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th day of February, 2023.

Letecia Wilkerson

Notary Public

My commission expires: 01/06/2026

[SEAL]
LETECIA WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

1418 Harwood Drive
Nashville, Tennessee 37206

MAIL TAX NOTICES TO:
(Name/Address)

Linda M. Edwards and Laura E. Valentine
1418 Harwood Drive
Nashville, Tennessee 37206

NAME AND ADDRESS OF PROPERTY OWNERS:

Linda M. Edwards and Laura E. Valentine
1418 Harwood Drive
Nashville, Tennessee 37206

THIS INSTRUMENT PREPARED BY:

Reesa D. Hedrick, Esq.
Shannon Martin Finkelstein Alvarado & Dunne, P.C.
1001 McKinney Street, Suite 560
Houston, Texas 77002

RETURN TO:

Laura E. Valentine
1418 Harwood Drive
Nashville, Tennessee 37206

MT#:

TAX PARCEL NO.: 072-16-0 138.00

STATE TAX:	**$**_____
REGISTER'S FEE:	**$**_____
RECORDING FEE:	**$**_____
TOTAL:	**$**_____

OATH OF CONSIDERATION

I hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is Seventy-Five Thousand and 00/100 Dollars ($75,000.00).

LAURA E. VALENTINE

Laura E. Valentine
Affiant

Subscribed and sworn to before me this the 24th day of February, 2023.

Notary Public, State of Tennessee

My Commission Expires: 07/06/2026

[SEAL]

LETECIA WILKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY