Karen Johnson
Batch# 979184 DEEDWARR
03/10/2023 09:14:11 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20230310-0017336

WARRANTY DEED

2023-12

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of March, 2023.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
De'Lexia J. Edmondson 914 Stockell Street Nashville, TN 37207	NEW OWNER	082.03-0-163.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Herbert L. Cheatham**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **De'Lexia J. Edmondson, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 27 on the map of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No, 27 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to Herbert L. Cheatham from Samantha M. Seay by Quitclaim Deed dated February 29, 2016 and recorded March 4, 2016 in Instrument #20160304-0021129, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 914 Stockell Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 3rd day of March, 2023.

H L Cheatham

Herbert L. Cheatham

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Herbert L. Cheatham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of March, 2023.

Notary Public
My Commission Expires: 6-24-2023

