Karen Johnson Davidson County
Batch# 984577 DEEDWARR
03/24/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230324-0021701

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243722**	STATE OF TE ESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2023. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Linda B. Edgens and Joe Arthur Edgens 8320 Elmcroft Court Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186-04-0A-191.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William R. Paul, Trustee of the William R. Paul Living Trust dated November 8, 1996, as to one-half (1/2) undivided interest, and Kathryn H. Paul, Trustee of the Kathryn H. Paul Living Trust dated November 8, 1996, as to one-half (1/2) undivided interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joe Arthur Edgens and Linda B. Edgens, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 247, as shown on the map entitled Burkitt Place Phase 2E, ofrecord in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM R. PAUL AND WIFE, KATHRYN H. PAUL, by deed from KYLE O'LEARY AND WIFE, JENNIFER O'LEARY, ofrecord in Instrument No. 20140228-0017548, dated February 27, 2014, said Register's Office.

Being further conveyed to WILLIAM R. PAUL, TRUSTEE OF THE WILLIAM R. PAUL LIVING TRUST DATED NOVEMBER 8, 1996, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST by quitclaim deed from WILLIAM R. PAUL AND WIFE, KATHRYN H. PAUL , of record in Instrument No. 20151214-0125650, dated December 11, 2015, said Register's Office.

Being further conveyed to KATHRYN H. PAUL, TRUSTEE OF THE KATHRYN H. PAUL LIVING TRUST DATED NOVEMBER 8, 1996, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST by quitclaim deed from WILLIAM R. PAUL AND WIFE, KATHRYN H. PAUL , of record in Instrument No. 20151214-0125650, dated December 11, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 186-04-0A-191.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304 and Assignment of Developer's Rights in Instrument No. 20120106-0001500, said Register's Office.
Matters shown on the Boundary Plan of record in Instrument No. 20050920-0113225, said Register's Office.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office.

Easement Agreement of record in Instrument No. 20060317-0030915, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, said Register's Office.

This is improved property located at 8320 Elmcroft Court Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

The William R. Paul Living Trust dated November 8, 1996

William R. Paul

By: William R. Paul, Trustee

The Kathryn H. Paul Living Trust dated November 8, 1996

Kathryn H. Paul

By: Kathryn H. Paul, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Paul, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the William R. Paul Living Trust dated November 8, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn H. Paul, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Kathryn H. Paul Living Trust dated November 8, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 24, 2023.

J. Carlton Drumwright

March 24, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 24, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY