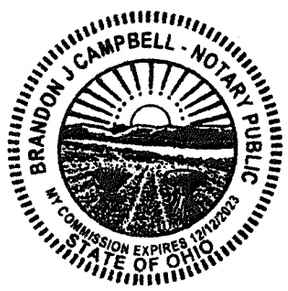
Karen Johnson Davidson County
Batch# 987264 DEEDWARR
03/31/2023 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20230331-0023499

 (Notary Stamp)	STATE OF ~~TENNESSEE~~ OHIO BC COUNTY OF ~~WILLIAMSON~~ Franklin BC The actual consideration or value, whichever is greater, for this transfer is $539,900.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My commission expires: December 12, 2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gairdt Edwards and Lacey Edwards	**New Owner**	**172-12-0A-122.00CO**
1452 Woodfield Drive		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

Nathan Jones and Alyssa Jones, husband and wife

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

Lacey Edwards and Gairdt Edwards, wife and husband

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. 361 on the Plan of Bradford Hills, Section Eight of record in Plat Book 7900, Pages 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. [Prior Deed incorrectly referenced the Plat pages.]

Being the same property conveyed to Nathan Jones and Alyssa Jones, husband and wife, by Warranty Deed from Stephanie Dawn Richardson, unmarried, dated April 28, 2015, of record in Instrument No. 20150501-0039699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 387 and Plat Book 7900, Page 388, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8634, Page 799, Register's Office for Davidson County, Tennessee. By Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee. Water Mains Easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee. Agreement with Southern Bell Telephone Company of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of common areas to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1452 Woodfield Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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.

Witness my/our hand(s) this 31st day of March, 2023.

Nathan Jones

Alyssa Jones

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nathan Jones and Alyssa Jones, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2023.

Notary Signature
My commission expires: 12-12-2023

File #: 23-77
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BRANDON J CAMPBELL · NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

Certificate of Authenticity

I, Nick Harris, 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 31, 2023**.

Affiant Signature

3/31/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

