BOX 10-A WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 989798 DEEDWARR
04/10/2023 10:32 40 AM 2 pgs
Fees $13 00 Taxes $1,250 60

20230410-0025620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
George E Edwards	Churchill Mortgage Corp.	
(NAME)	(NAME)	
5015 Ashley Drive	1749 Mallory Ln. Ste 100	161 02 0 077 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **SANDRA T. NIXON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE E. EDWARDS, AN UNMARRIED MAN,** 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:

Being Lot No. 48 on the Map of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 81.9 feet on the Southerly side of Ashley Drive and extends hack 150 feet on each side to a line on the rear, on which it measures 69.4 feet thereon.

Being the same property conveyed to Homer C. Tate and Wife, Dorothy C. Tate, by Warranty Deed from Atlas Construction Company, of record in Book 3961, Page 96, in the Register's Office of Davidson County, Tennessee, dated November 18, 1965 and recorded on November 22, 1965. The said Homer C. Tate died on May 24, 2004. Dorothy C. Tate as tenant by the entirety.

Being the same property conveyed to Dorothy C. Tate Living Trust Agreement, by Quit Claim Deed from Dorothy C. Tate, of record in Instrument No. 20100929-0077493, in the Register's Office of Davidson County, Tennessee, dated September 14, 2010 and recorded on September 29, 2010.

Being the same property conveyed to Dorothy C. Tate, by Quit Claim Deed from Sandra T. Nixon, Trustee of the Dorothy C. Tate Living Trust Agreement, of record in Instrument No. 20120329-0026765, in the Register's Office of Davidson County, Tennessee, dated March 27, 2012 and recorded on March 29, 2012. The said Dorothy C. Tate died March 12, 2013. The Estate of Dorothy C. Tate was probated in the Seventh Circuit Court for Davidson County Probate Division Nashville, Tennessee, Case No. 22P2046 for Muniment of Title. Sandra T. Nixon was the beneficiary under the decedent's Last Will and Testament named herein.

Property was not the martial residence for the Grantor Sandra T. Nixon.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5015 Ashley Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever, and we do covenant with 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 hand this 7th day of April, 2023

Sandra T. Nixon

SANDRA T NIXON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra T. Nixon, the bargainor, 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 7th day of April, 2023.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public