Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 997866 DEEDWARR
05/01/2023 10 07 54 AM 2 pgs
Fees $13 00 Taxes $1,409 70
20230501-0031828

06-NSH23-05766

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Paridee Samuel and Erik Doepel 1425 Market Square Hermitage, TN 37076	NEW OWNER	086 07 0 160 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin N. Edwards and Brianna Lynn Edwards, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patrick Paridee Samuel, unmarried and Erik Doepel, unmarried, as joint tenants with right for survivorship**, hereinafter called the Grantees, their successors 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 228 on the Plan of Planned Unit Development, Phase V-B, Revised, Jackson's Retreat of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kevin N. Edwards and Brianna Lynn Edwards, husband and wife, by Quit Claim Deed from Kevin N Edwards, an unmarried, of record in Instrument No. 20210915-0124065, in the Register's Office of Davidson County, Tennessee, dated August 17, 2021, and recorded on September 15, 2021

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

This property is improved property known as· 1425 Market Square, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of April, 2023

Kevin N. Edwards
Kevin N Edwards

Brianna Lynn Edwards
Brianna Lynn Edwards

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kevin N. Edwards and Brianna Lynn Edwards, with whom I am personally acquainted (or proved to me 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 and seal at Mt. Juliet, Tennessee, this 28th day of April, 2023.

Notary Public

My Commission Expires 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY