39B

Karen Johnson Davidson County
Batch# 1025789 DEEDWARR
07/13/2023 10:20:23 AM 2 pgs
Fees: $13.00 Taxes: $4,329.00
20230713-0053672

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2023. Notary Public My commission expires: 7/10/24

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Studio A Trust	New Owner	083-09-0-070.00
1200 Villa Place, Ste 411		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLISON EDWARDS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL HAMILTON GOSCOMBE, TRUSTEE OF THE STUDIO A TRUST AGREEMENT DATED JUNE 27, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the East 1/2 of Lot No. 5 of Block 2, in D.U. Bailey's Subdivision of part of the Allison property, a plan of which is of record in Book 161, Page 73, in the Register's Office for Davidson County, Tennessee.

Said East 1//2 of Lot No. 5 fronts 50 feet on the southerly side of Gartland Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Allison Edwards, a single person by Warranty Deed from K and D Werks, LLC, a Tennessee limited liability company of record in Instrument Number 20101001-0078639, in the Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 1, 2010.

Being the same property conveyed to Allison Edwards, a single person and Tisha Morris, a single person, as tenants in common with right of survivorship by Quitclaim Deed from Allison Edwards, a single person of record in Instrument Number 20110223-0015007, in the Register's Office for Davidson County, Tennessee, dated February 17, 2011 and recorded on February 23, 2011.

Being the same property conveyed to Allison Edwards, a single person by Quitclaim Deed from Allison Edwards, a single person and Tisha Morris, a single person of record in Instrument Number 20130528-0053707, in the Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 28, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1304 Gartland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2023.

Allison Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allison Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2023.

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public

My Commission Expires:

Amy Edwards, spouse of Allison Edwards, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Amy Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named AmyEdwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2023.

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public

My Commission Expires: