Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

Karen Johnson Davidson County
Batch# 1052783 DEEDWARR
09/21/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230921-0074378

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Barbara Jeanelle Edds**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Alma F. Sanford and/or Jean Carter Wilson, as joint tenants with rights of survivorship,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 35, Revised Bell Forge Village, III, Section 5, as shown on plat of record in Book 6900, Page 632, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Barbara Jeanelle Edds by Quitclaim deed dated February 27, 2023 of record in Instrument No. 20230307-0016076, Register's Office of Davidson County, Tennessee. See also deed dated May 31, 2022 of record in Instrument No. 20220606-064596, Register's Office of Davidson County, Tennessee.

Map & Parcel: 163-11-OC-35

Property Address: 505 Upsall Drive, Nashville, TN 37013

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14 day of September, 2023.

Barbara Jeanelle Edds
Barbara Jeanelle Edds

STATE OF GA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, Barbara Jeanelle Edds, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of September, 2023.

Eileen M. Moore
Notary Public

My commission expires:
06/17/2026

EILEEN M MOORE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$310,000.00**.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2023.

Brenda Lewis
Notary Public

My commission expires:
9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW PROPERTY OWNERS:

Alma F Sanford and
Jean Carter Wilson
505 Upsall Dr.
Nashville, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

Same as NEW OWNER

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 15, 2023.**

Signature 09/15/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 15th day of September, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY