BOX 10-A

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

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1068672 **DEEDWARR**
11/06/2023 10:41:26 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20231106-0086543

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $330,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of November, 2023

Notary Public

My Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Erik Edeen and Summer Edeen
2015 Greenwood Ave
Nashville, TN 37206

SEND TAX BILLS TO:
Erik Edeen and Summer Edeen
2015 Greenwood Ave
Nashville, TN 37206

MAP AND PARCEL NUMBER: 08208023500

WARRANTY DEED
23NT01060

Effective the 2 Day of November, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Estate of Viola Winfrey Gibson

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Erik Edeen, an unmarried man and Summer Edeen, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of McNish Subdivision of the J. W. McFerrin 6 ¼ Acre tract, as of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the west side of Hart Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Frank Gibson and wife, Viola Winfrey Gibson from Rubie Parrish, by Warranty Deed recorded 04/27/1955 in Book 2397, page 21, Register's Office of said County. Frank Gibson died 08/18/2015, leaving Viola Winfrey Gibson as surviving tenant by the entirety.

Viola Winfrey Gibson died 11/24/2020. Her estate probated in the Davidson County Probate Court case no.. 23P661.

This is an improved property commonly known as: 714 Hart Ave, Nashville, TN 37206-3912

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2 day of November 2023

Carol D Johnson, Administrator, The Estate of Viola W. Gibson

Carol D. Johnson, Administrator, the Estate of Viola W. Gibson

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carol D. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate of Viola W. Gibson, and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Carol D. Johnson, as such Administrator.

Notary Public
My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY