WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JG-HNP-24-711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1126609
04/24/2024 10:03:16 AM
Fees: $13.00 Taxes: $629.00

Davidson County
DEEDWARR
2 pgs

20240424-0029496

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Home Network Partners, LLC	New Owner	
(NAME)	(NAME)	**61-14-196**
1710 Belcourt Ave, #317		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENITA DAWN EDMONDSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME NETWORK PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Beginning at the intersection of the Northerly margin of Gillock Street and the Easterly margin of the L. and N. Railroad right of way; thence South 71 degrees 30 minutes feet East 70.00 feet to a point; thence North 18 degrees 30 minutes East 199.80 feet to a point; thence North 71 degrees 30 minutes West 75.00 feet to the Easterly margin of the L. and N. Railroad right of way; thence along said right of way South 17 degrees 00 minutes West 199.80 feet to the point of beginning.

Being the same property conveyed to Dawn Edmondson by Quitclaim deed from Terri Jennette, Executrix for the Estate of Juanita H Edmondson of record in Instrument No. 20020102-0000025 Register's Office for Davidson County, Tennessee, dated 12/31/2001 and recorded on 1/2/2002. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 711 Gillock St Nashville, Tennessee 37216.

**Benita Dawn Edmondson is one in the same as Dawn Edmondson.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- A Deed of Trust by Benita Edmondson, aka Dawn Edmondson unmarried, trustor, to Wesley D Turner, trustee, for the benefit of Ameriquest Mortgage Company, beneficiary, to secure a note in the original amount of $ 70,800.00 secured thereby, dated March 31, 2005, and recorded on April 12, 2005, of record as Instrument Number 200504120040074, Register's Office for Davidson County, Tennessee.
- UCC Financing Statement naming Benita Edmondson,debtor, and Atwood Rentals HVAC, Secured Party, of record in Instrument Number 202207270085645, Register's Office for Davidson County, Tennessee.
- Judgment in favor of Household Financial Center, Inc and against Benita Dawn Edmondson, filed on 5/13/2010 in 20100513-0037080, Register's Office for Davidson County, Tennessee, or proof that said debtor is not one and the same as the seller, Dawn Edmondson. Order to extend Judgment in 202009210107501, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 Gillock St, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF APRIL, 2024.

Benita Dawn Edmondson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212