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

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $605,000.00

Affiant

Subscribed and sworn before me this the 24 day of April, 2024.

Notary Public
My commission expires

SUZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1126931
04/25/2024 10:24:51 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

20240425-0029901

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen Smith, II 1840 Welcome Lane Nashville, TN 37216	New Owner	072-12-0 262.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACOB C. EDWARDS AND MARGARET I. EDWARDS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN SMITH, II, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, 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 Jacob C. Edwards and Margaret I. Edwards, husband and wife, by deed dated 07/17/2019, from Kimberly A. Logan, an unmarried woman, of record in Instrument No. 20190719-0071142, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1840 Welcome Lane, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 23rd day of April, 2024.

Jacob C. Edwards

Margaret I. Edwards

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacob C. Edwards and Margaret I. Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2024.

My commission expires: 2/7/26

Notary Public

GEORGE L. BRONNER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 2-7-2026
KNOX COUNTY