Karen Johnson Davidson County
Batch# 1127919 DEEDWARR
04/26/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240426-0030572

WARRANTY DEED

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 3/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G. Edmiston William R. Edmiston	Robert G. Edmiston	081032E00200CO
(NAME)	(NAME)	
2135B 12th Ave. N	2135B 12th Ave. N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Woodbine Row, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert G. Edmiston and William R. Edmiston, joint tenants with right of survivorship,** hereinafter called the GRANTEES, 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 Unit B together with the appurtenant interest in the common elements of The Cottages At 2135 12th Ave North, a horizontal property regime with private elements established by Declaration in Instrument No. 20220414-0043373, as amended in Instrument No. 20240423-0029015, Register's off ice for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the property conveyed to Woodbine Row, GP, by deed dated 1/31/2022 from Chad Allen Lautt, married, of record in Instrument Number 20220203-0012869, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2135B 12th Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hands this 26th day of April, 2024.

Woodbine Row, GP

By: Steve Desoto, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Desoto with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Woodbine Row, GP and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner

WITNESS my hand and seal this 26th day of April, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17171

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/26/24 (date of document).

Affiant Signature

4/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

