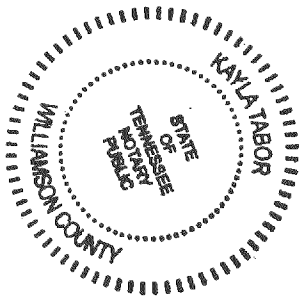
Karen Johnson Davidson County
Batch# 1132415 DEEDWARR
05/08/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240508-0033944



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **410,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 3/26/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stepp Acquisitions IL, LLC	New Owner	147-09-0-04000
(NAME) 2611 Nutwood Trace	(NAME)	
(ADDRESS) Duluth GA 30097	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHARON K. EDWARDS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPP ACQUISITIONS IL, LLC, A LIMITED LIABILITY COMPANY,

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:

Being Lot No. 105 on the plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County. Said Lot No. 105 fronts 80 feet on the easterly side of Marchant Drive, and extends back 226.6 feet on the northerly line and 253.5 feet on the southerly line, to a dead line, measuring 113.9 feet thereon.

Being the same property conveyed to Sharon K. Edwards by Deed dated April 20, 1988 from Robert A. Edwards, recorded April 25, 1988, in Book 7525, Page 567, in the Official Records of Davidson County, Tennessee.

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.

This *Improved* property is commonly known as: **5012 Marchant Drive, Nashville, TN 37211**

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 hand(s) this 30th day of April, 2024

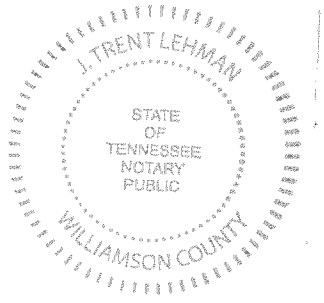
Sharon K. Edwards by Rachel Edwards, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Rachel Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon K. Edwards and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sharon K. Edwards.

Witness my hand, at office, this 30th day of April, 2024.

Notary Signature
My commission expires: 11/3/25



LT&E File #20986

I, J. Trent Lehman, 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 4/30/24 (date of document).

Affiant Signature

5/6/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of May, 2024

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY