WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135448 DEEDWARR
05/15/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,186.70
20240515-0036046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Linda J. Edquist	NEW OWNER	187090A27800
(NAME)	(NAME)	
2134 Kirkwall Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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 GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rachel Elaine Peach, f/k/a Rachel Elaine Eddings and William Samuel Peach, Stephen Ray Eddings and Paula Eddings, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Linda J. Edquist, a married woman**, hereinafter called the GRANTEE(S), 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 Lot No. 278, as shown on the plan of BURKITT VILLAGE, PHASE ONE, SECTION TWO, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Rachel Elaine Eddings, Unmarried and Stephen Ray Eddings and Paula Eddings, Husband and Wife, by Warranty Deed from Brian M. Carpenter and Sherri L. Carpenter, Trustees of The Brian and Sherri Carpenter Living Trust Dated August 15, 2017, of record in Instrument No. 20190912-0092495, in the Register's Office of Davidson County, Tennessee, dated August 27, 2019 and recorded on September 12, 2019.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2134 Kirkwall Drive, Nolensville, TN 37135
(House No.) (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.

Effective the 14th day of May, 2024.

Rachel Elaine Peach, f/k/a Rachel Elaine Eddings

William Samuel Peach

Stephen Ray Eddings

Paula Eddings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of May, 2024, before me personally appeared Rachel Elaine Peach, f/k/a Rachel Elaine Eddings, William Samuel Peach, Stephen Ray Eddings and Paula Eddings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/14/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of May, 2024.

Notary's Signature

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26