WARRANTY DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aaron Plunkett and Anwesa Chakrabarti	Ameris Bank	82-8-235.00
(NAME)	(NAME)	
714 Hart Avenue	1850 Parkway Place, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240975

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, I/we, **Erik Edeen, an unmarried man, and Summer Edeen, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Plunkett and Anwesa Chakrabarti, husband and wife,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 22 on the Plan of McNish Subdivision of the J.W. McFerrin 6¼ acre tract, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Erik Edeen, an unmarried man, and Summer Edeen, an unmarried woman, by Warranty Deed from the Estate of Viola Winfrey Gibson, dated 11/02/2023 and filed of record in Instrument No. 20231106-0086543, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 714 Hart Avenue, Nashville, TN 37206
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch # 1149076 DEEDWARR
06/20/2024 09:45:28 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20240620-0046258

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 18th day of June 2024

Erik Edeen by Summer Edeen, Attorney-In-Fact

Erik Edeen by Summer Edeen, Attorney-In-Fact

Summer Edeen

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Summer Edeen, 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 Erik Edeen, and who acknowledged that he/she executed the same as the free act and deed of Erik Edeen.

Witness my hand, at office, this 18th of June, 2024.

Melissa D Rogers

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Summer Edeen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of June, 2024.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY