When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File 1-22725-TR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152216 DEEDWARR
06/28/2024 06:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240628-0048449

B-ELAM-24-270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jose Virgen Hernandez Martinez and Mayra Y. Escobar Canales	New Owner	
(NAME)	(NAME)	**162-06-0-073.00**
270 Delvin Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELINDA KAY CAMPBELL, UNMARRIED AND CHARLES WAYNE EDWARDS, JR., UNMARRIED AND MICHELLE EDWARDS EVA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAYRA Y ESCOBAR CANALES AND JOSE VIRGEN HERNANDEZ MARTINEZ, WIFE AND HUSBAND, CRISTIAN A GARCIA HERNANDEZ, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Fair Oaks Subdivision of record in Plat Book 4175, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(Note: Back deeds erroneously reference Page 43 as the plat and Section One is not on the above referenced Plat. Page 43 is for Section One, however has different lots.)

Being the same property conveyed to Charles W. Edwards and wife, Linda S. Edwards by Warranty deed from Jones Homes, Inc., A Tennessee Corporation of record in Book 4557, page 846, Register's Office for Davidson County, Tennessee, dated November 30, 1971 and recorded on December 2, 1971.

The said Charles W. Edwards (aka Charles Wayne Edwards) and Linda Hatcher Edwards divorced in 1974. See Final Order vesting the property in Linda Hatcher Edwards of record in Book 4841, Page 7, Register's Office for Davidson County, Tennessee. Also of record in Docket No. 72711, Circuit Court for Davidson County, Tennessee.

Linda S. Edwards aka Linda Sue Edwards, Linda Hatcher Edwards, Linda Sue Hatcher, and Linda Sue Dunning died testate 11/10/2022 devising property to Melinda Kay Campbell (aka Melinda Campbell) and Charles Wayne Edwards, Jr. and Michelle Edwards Eva (aka Michelle Renee Eva) in her Last Will & Testament of record in Docket No. 23P-1298, Probate Division of the Circuit Court for Davidson County, Tennessee. Order also of record in Instrument No. 20240513-0035104, Register's Office Davidson County.

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Linda S. Edwards aka Linda Sue Edwards, Linda Hatcher Edwards, Linda Sue Hatcher, and Linda Sue Dunning died testate 11/10/2022 devising property to Melinda Kay Campbell (aka Melinda Campbell) and Charles Wayne Edwards, Jr. and Michelle Edwards Eva (aka Michelle Renee Eva) in her Last Will & Testament of record in Docket No. 23P-1298, Probate Division of the Circuit Court for Davidson County, Tennessee. Order also of record in Instrument No. 20240513-0035104, Register's Office Davidson County.

Said property is not the primary marital residence of the said Michelle Edwards Eva.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4289, Page 198, as amended at Book 4475, Page 863 (expired), in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **270 Delvin Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF JUNE, 2024.

Melinda K Campbell by Margaret Means, Attorney in Fact

Charles Wayne Edwards, Jr.

Michelle Edwards Eva by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MELINDA KAY CAMPBELL AND MICHELLE EDWARDS EVA, and who acknowledged he/she/they executed the same as the free act and deed of the said MELINDA KAY CAMPBELL AND MICHELLE EDWARDS EVA.

Witness my hand and official seal, this the 17th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WAYNE EDWARDS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/17/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/25/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

