THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7210-WE

Karen Johnson
Batch # 1153660
07/02/2024 09:50:06 AM
Fees: $13.00 Taxes: $4,625.00

Davidson County
DEEDWARR
2 pgs

20240702-0049768

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Edwards and Ashley Edwards of the Edwards Marriage Trust	Regions Mortgage	
1219 Nichol Lane	2050 Pkwy Office Cir, RCN-6	130-09-0-121.00
Nashville, TN 37205	Mail Code: ALBH4dc02B Birmingham, AL 35244	
(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, **Teresa Kissel and Craig Kissel, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Edwards and Ashley Edwards of the Edwards Marriage Trust dated September 14, 2020**

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 Lot No. 9, Block 4 on the Plan of The Highlands of Bellemeade, of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Niewold, a married person by Warranty Deed from Joseph M. Davis and Susan M. Davis, husband and wife, of record in Instrument No. 20141222-0116976 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 22, 2014.

Being the same property conveyed to Charles R. Niewold and wife, Laura Niewold by Quitclaim Deed from Charles R. Niewold of record in Instrument No. 20180730-0074111, Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Ann Ralls Brown, a married person by Quitclaim Deed from Charles R. Niewold and wife, Laura Niewold of record in Instrument No. 20220817-0093321, Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 17, 2022.

Being the same property conveyed to Teresa Kissel and Craig Kissel, wife and husband by Warranty Deed from Ann Ralls Brown, married of record in Instrument No. 20231003-0077717, Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 03, 2023.

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 is __ unimproved _X_ improved property known as **1219 Nichol Lane, Nashville, TN 37205**

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 our hands this the 25 day of June, 2024.

Teresa Kissel 6/25/24
Teresa Kissel

W Craig Kissel 6/25/24
Craig Kissel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa Kissel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of June, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig Kissel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of June, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public