WARRANTY DEED

Karen Johnson Davidson County
Batch# 1158516 DEEDWARR
07/16/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20240716-0053385

File No. EM-24-6976

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Marcus, Trustee of 1952 Edenbridge Way Trust dated July 8, 2024	NEW OWNER	
(NAME) 1952 Edenbridge Way	(NAME) 2300 Charlotte Ave, Ste 103	159-01-0-018.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37203	
(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, I/we, **Craig Van Pelt and Kimberly Atkinson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent Marcus, Trustee of 1952 Edenbridge Way Trust dated July 8, 2024**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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. 20 on the Plan of Hound's Run, of record in Plat Book 6900, Page(s) 167 through 171, inclusive 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 Craig Van Pelt and Kimberly Atkinson, husband and wife by Warranty Deed from Paul J. Ketchel, III and Mary M. Ketchel, husband and wife of record in Instrument No. 20191004-0101687, Register's Office for Davidson County, Tennessee, dated October 2, 2019 and recorded on October 4, 2019.

This is property more commonly known as 1952 Edenbridge Way, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of July, 2024.

Craig Van Pelt

Kimberly Atkinson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON TH

On this 15th day of July, 2024, before me personally appeared Craig Van Pelt and Kimberly Atkinson, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2024.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/15/24.

Date

Affiant Signature

7/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of July, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

