Karen Johnson Davidson County
Batch# 1179196 DEEDWARR
09/09/2024 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.70
20240909-0069222

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $359,920.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 6th day of September, 2024.

Notary Public

My commission expires:
10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 81 Peachtree Street Trust	**New Owner**	**11906014000**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Cheryl Powell, Suzanne Hoover, Juliana Bastin and Jonathan West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 81 Peachtree Street Trust

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. 83, Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Edward Franklin Edens, a married man, by Quitclaim Deed from Virginia R Edens, Executor of the Last Will and Testament of Vernon L Edens, and Virginia R Edens, as Successor Trust of the Trust Agreement of the Edens Living Trust, dated May 22, 2000, dated April 12, 2012, of record in Instrument No. 20120417-0032542, in the Register's Office for Davidson County, Tennessee. Edward Franklin Edens died intestate, unmarried, and without issue on April 5, 2024, leaving Cheryl Powell, Suzanne Hoover, Juliana Bastin, and Jonathan West as his sole heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202409090069220, and Instrument No. 202409090069221, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 81 Peachtree St, Nashville, TN 37210.

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 in 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.

Cheryl Powell Date: 9/4/2024
Cheryl Powell

Suzanne Hoover Date: 9-4-2024
Suzanne Hoover

Jonathan West Date: 9/04/2024
Jonathan West

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, Cheryl Powell, Suzanne Hoover and Jonathan West, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of September, 2024.

Nicole Elaine Johnson
NOTARY PUBLIC

My Commission Expires: 1/11/2025

NICOLE ELAINE JOHNSON
Notary Public - State of Florida
Commission # HH 079564
My Comm. Expires Jan 11, 2025
Bonded through National Notary Assn.

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 in 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.

Juliana Bastin Date: 9/5/2024

Juliana Bastin

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Juliana Bastin, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2024.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/4/24 & 9/5/24 (date of document).

Jennifer Russell
Affiant Signature

9/9/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.