WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192285 DEEDWARR
10/10/2024 09:40:30 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20241010-0078692

JM-KW-24-2080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

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)
Skylar Knepp and Davis Cole	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
2080 Edison Park Ln	**3940 N Ravenswood Ave.**	**091-02-4W-042.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Chicago, IL 60613**	
(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, **BRENT SINGLEY AND STEPHANIE SINGLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLAR KNEPP AND DAVIS COLE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit No. 42, on the Plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Brent Singley and Stephanie Singley, husband and wife by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation of record in Instrument No. 20220801-0087168 Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190509-0043217, amended in Instrument No. 20190524-0049673, amended in Instrument No. 20210618-0082869, Register's Office for Davidson County, Tennessee.
- Charter for Edison Park Nashville Owners Association, Inc of record in Instrument Number 20190508-0043216, in the Register's Office for Davidson County, Tennessee.
- Easement and Conditions contained in Metro Ordinances of record in Book 54, Page 345, and Book 85, Page 801, Book BL2008, Page 261, in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption of Declarants Rights of record in Instrument Number 20200214-0016899, in the Register's Office for Davidson County, Tennessee.
- Restriction for Strom Water Facilities and Systems of record in Instrument Number 20190711-0067539, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast Cable Communications Management of record in Instrument Number 20200310-0026747, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 5010, Page 359, Book 5010, Page 636 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20221213-0129227, 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: **2080 Edison Park Ln, Nashville, Tennessee 37209.**

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 26th DAY OF SEPTEMBER, 2024.

Brent Singley

Stephanie Singley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT SINGLEY, 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 26th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE SINGLEY, 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 26th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

True Copy Certification

I, Yvette Meldrum, 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 September 26, 2024.

Signature
September 26, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 26, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025