Karen Johnson Davidson County
Batch# 1206666 DEEDWARR
11/19/2024 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,540.90
20241119-0089744

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $957,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Y-WH-24-1102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Peterson	**Same as New Owner**	
(NAME) **1102 Brookemeade Drive**	(NAME)	**131-08-0-024.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **DAXON D. EDWARDS AND NATALIE S. EDWARDS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE PETERSON,** 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. 22 on the plan of Duncanwood Subdivision, of record in Book 1424, Page 139, Register's Office for said county.

Said Lot No. 22 fronts 110.0 feet on the Easterly margin of Brookmeade Drive and extends back 246.3 feet on the Northerly line and 254.2 feet on the Southerly line to a broken line in the rear, measuring 109.4 feet thereon.

Being the same property conveyed to Daxon D. Edwards and Natalie S. Edwards, husband and wife by Warranty Deed from Kenneth Ford and Debbie Dunn Ford, husband and wife of record in Instrument No. 20160201-0009515 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on February 01, 2016.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 139 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1786, Page 178, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3920, Page 824, 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: **1102 Brookemeade Drive, Nashville, Tennessee 37204**.

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 12th DAY OF NOVEMBER, 2024.

Daxon D. Edwards

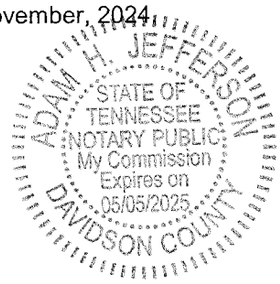
Natalie S. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAXON D. EDWARDS, 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 12th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE S. EDWARDS, 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 12th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stephanie Woodall, 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 11/12/2024 (date of document).

Stephanie Woodall

Affiant Signature

Date 11/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of November, 2024.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

