THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8054-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024 Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1208808 DEEDWARR
11/27/2024 09:55:53 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20241127-0092822

TRACEY PERRY NOTARY PUBLIC COUNTY OF DAVIDSON TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Venti, Jr. & Margaret A. Venti Trustees of the Anthony J. Venti, Jr. and Margaret A. Venti Trust of 2002, dated July 17, 2002	Anthony J. Venti, Jr. & Margaret A. Venti	
2607 West Linden Avenue	2467 Vista Del Sol	104-15-0-283.00
Nashville, TN 37212	LaVerne, CA 91750	
(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, **Edwards Tennessee Real Estate II , LLC., a Wyoming Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony J. Venti, Jr. & Margaret A. Venti Trustees of the Anthony J. Venti, Jr. and Margaret A. Venti Trust of 2002, dated July 17, 2002**

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:

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot No.1 on the Resubdivision of part of Lot No.37 of the Plan of Belair as of record in Book 2854, Page 135, Register's Office for said County.

Said Lots fronts 45.75 feet on the South side of West Linden Avenue and runs back between parallel lines, 192 feet to a dead line in the rear.

Being the same property conveyed to H. Wallace Edwards, Jr. by Paul Sinclair Smith and wife, Rosa Estelle Smith, by deed of record in Book 3220, Page 637, register's Office for said County.

Being the same property conveyed to Wallace Edwards, Jr., Trustee under that certain trust agreement establishing the Wallace Edwards, Jr Living Trust dated October 6, 2004 by Quitclaim Deed from Wallace Edwards, Jr of record in Instrument No. 20041013-01232623 Register's Office for Davidson County, Tennessee, dated October 06, 2004 and recorded on October 13, 2004.

Being the same property conveyed to Edwards Tennessee Real Estate II, LLC by Quitclaim Deed from Wallace Edwards, Jr., Trustee of the Wallace Edwards, Jr. Living Trust dated October 6, 2004 of record in Instrument No. 20061127-0146010 Register's Office for Davidson County, Tennessee, dated November 06, 2006 and recorded on November 27, 2006.

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 **2607 West Linden Avenue, Nashville, TN 37212**

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 21st day of November, 2024.

Edwards Tennessee Real Estate II , LLC

BY: Sherian A. Reynolds
Sherian Reynolds
Its: Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared, **Sherian Reynolds**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of the maker, **Edwards Tennessee Real Estate II, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 21st day of November, 2024.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public