Karen Johnson
Batch # 1227871
01/17/2025 10 18 47 AM
Fees $13 00 Taxes $4,902 50

Davidson County
DEEDWARR
2 pgs

20250117-0003930

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,325,000.00.**

M. Alexandra Brennan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2025

Mackenzie Baltz
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires November 03 2025

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File **No.:** 25-0001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Christopher J Northup and Lisa Northup	NEW OWNER	132-01-0C-010 00-CO
(NAME)	(NAME)	
800 Lealand Court		
(ADDRESS)	(ADDRESS)	
Nashville **TN** 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Forty Thousand And No/100 Dollars ($1,340,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **APRIL D. EDMAN AND MATTHEW R. EDMAN, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. NORTHUP AND LISA NORTHUP, HUSBAND AND WIFE,** 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 10 on the Plan of Section One, Lealand Hall, a Planned Unit Development, of record in Instrument No 20080220-0016769, and Instrument to Amend Final Subdivision Plat of record in Instrument Number 20200127-0009510, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate

description of said lot

Being the same property conveyed to April D Edman and Matthew R Edman, wife and husband, by Warranty Deed from Drees Premier Homes, Inc , an Ohio Corporation of record in Instrument No 20110901-0067994 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 01, 2011. April D Edman and Matthew R Edman have since divorced Docket No 220592

This is improved @property, known as 800 Lealand Court, Nashville, 1 N 37204
(House No) (Street) (P O Add ?) (City or Town) (Postal Zip)

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 15th day of January, 2025

April D Edman

Matthew R Edman

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

On this 15th day of January, 2025, before me personally appeared April D Edman and Matthew R Edman, 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 (or person's) free act and deed

Notary Public

My Commission Expires 10/11/25

