NEW OWNER:
TIMOTHY EDWARDS
1861 BROOKMEADOW LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Republic Bank and Trust Co.
200 S. 4th St.
Louisville, KY 40202

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1610

Map & Parcel No.: 064160D07200

Space for Recorder's stamp

Karen Johnson
Batch # 1228441
01/21/2025 10 26 48 AM
Fees $18 00 Taxes $1,368 63

Davidson County
DEEDWARR
3 pgs

20250121-0004357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($369,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CATHERINE L. EDWARDS and NATHANIEL EDWARDS, wife and husband** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY PATRIC EDWARDS and KAYLEE EDWARDS, husband and wife** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 191, Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CATHERINE L. EDWARDS and NATHANIEL EDWARDS, wife and husband, by Warranty Deed from Shelby Bluthardt, an unmarried woman and Douglas Bluthardt and wife, Catherine J. Bluthardt, dated January 16, 2018, and of record in Instrument No. 20180119-0005781, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **1861 BROOKMEADOW LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20010515-0049898, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of January, 2025.

CATHERINE L. EDWARDS

NATHANIEL EDWARDS

STATE OF New York

COUNTY OF Erie

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CATHERINE L. EDWARDS and NATHANIEL EDWARDS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of January, 2025.

Margaret M. Hartman
NOTARY PUBLIC

My commission expires: 01/31/2027

MARGARET M HARTMAN
Notary Public - State of New York
NO. 01HA4521837
Qualified in Erie County
My Commission Expires Jan 31, 2027

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The actual consideration or value, whichever is greater, for this transfer is **$369,900.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of January, 2025.

NOTARY PUBLIC

My commission expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER JM-MW-24-1861