Karen Johnson Davidson County
Batch# 1244266 DEEDWARR
03/07/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250307-0017309

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2025.

April Sumrld
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Robert Edwards	JP Morgan Chase Bank, N.A	072-09-1V-001.00
(NAME)	(NAME)	
1007A Spain Avenue	1111 Polaris Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbus OH 43240-2050	
(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 considerations, the receipt of which is hereby acknowledged, **Chris Thomas Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justin Robert Edwards and Kelsey Theresa Savage, husband and wife,** hereinafter called the GRANTEE(S), their 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 Unit No. A, established by the Declaration of Covenants Condition and Restrictions for Homes at 1007 Spain Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230113-0002957, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Chris Thomas, married by Warranty Deed from Constandina A. Markou, an unmarried woman, dated 10/04/2021, of record in Instrument No. 20211007-0134836, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Chris Thomas Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Chris Thomas, dated 01/12/2023, of record in Instrument No. 20230113-0002955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1007A Spain Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of March, 2025.

Chris Thomas Homes, LLC

By: _____

Chris Thomas, Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of Chris Thomas Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Chris Thomas, as such Chief Manager.

Witness my hand and Official seal this 5th day of March, 2025.

_____

Notary Public:

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 5. 2025.

Affiant Signature

7th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028