Karen Johnson Davidson County
Batch# 1249059 DEEDWARR
03/21/2025 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20250321-0021243

WARRANTY DEED

File #25-PA-0224-C

(SEAL)
TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eve Eden	**New Owner**	
(NAME)	(NAME)	**106 05 0A 002.00**
224 Walden Village Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,

NATALIE WALLWORK, A MARRIED WOMAN, HANES L. TORBETT, A MARRIED MAN, MARISSA JOY KEELE, A MARRIED WOMAN, AND SHARON RUTH HAMILTON, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EVE EDEN,

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:

Being Unit 2 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No(s). 20160201-0009720; 20151211-0124902 and 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Natalie Elizabeth Torbett, a single woman, and Hanes L. Torbett, a married man and Marissa Joy Hamilton, a single woman, and Sharon Ruth Hamilton, a married woman, as tenants in common, by Warranty Deed from Christopher Moreno, unmarried and Daniel R. Moreno, married, of record in Instrument No. 20220804-0088862, in the Register's Office of Davidson County, Tennessee, dated August 03, 2022, and recorded on August 04, 2022. The said Natalie Elizabeth Torbett having since married is now known as Natalie Wallwork. The said Marissa Joy Hamilton having since married is now known as Marissa Joy Keele.

The Grantors herein do hereby affirm that said property has never been the primary marital residence for any of the herein named Grantors.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT, TREVECCA NAZARENE UNIVERSITY, as recorded in Plat Book 9700, Page(s) 395.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE FLATS AT WALDEN VILLAGE, as recorded in Instrument No. 20151125-0119517.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151204-0122320 as corrected by Scrivener's Affidavit recorded in Instrument No. 20151207-0123161; Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720.
* Covenants, Conditions and Restrictions as set forth in Declaration to Close Street recorded in Book 1515, Page 444.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1518, Page 568 and Book 1553, Page 435.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150922-0096385 and Instrument No. 20151209-0124005.
* Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20161208-0129143.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No.

20151013-0104081.
* Easement recorded in Instrument No. 20160613-0059353.
* Charter for Walden Village Homeowners Association, Inc. recorded as Instrument No. 20160308-0022219.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **NATALIE WALLWORK**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20250319-0019247**, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **HANES L. TORBETT**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20250319-0019250**, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MARISSA JOY KEELE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20250319-0019246**, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SHARON RUTH HAMILTON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20250319-0019248**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **224 Walden Village Lane, Nashville, TN 37210**.

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 13th day of March, 2025.

Natalie Wallwork by _____, her attorney in fact
Natalie Wallwork by John Bishop, her Attorney-In-Fact

Hanes L. Torbett by _____, his attorney in Fact
Hanes L. Torbett by John Bishop, his Attorney-In-Fact

Marissa Joy Keele by _____, her attorney in fact
Marissa Joy Keele by John Bishop, her Attorney-In-Fact

Sharon Ruth Hamilton by _____, her attorney in fact
Sharon Ruth Hamilton by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **NATALIE WALLWORK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **NATALIE WALLWORK**.

Witness my hand and official seal this **13th** day of **March, 2025.**

_____
Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HANES L. TORBETT**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HANES L. TORBETT**.

Witness my hand and official seal this **13th** day of **March, 2025.**

_____
Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARISSA JOY KEELE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARISSA JOY KEELE**.

Witness my hand and official seal this **13th** day of **March, 2025.**

Notary Signature
My Commission Expires: 07-06-26



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SHARON RUTH HAMILTON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SHARON RUTH HAMILTON**.

Witness my hand and official seal this **13th** day of **March, 2025.**

Notary Signature
My Commission Expires: 07-06-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 13th, 2025

Affiant Signature

03/13/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY