Karen Johnson Davidson County
Batch# 1259846 DEEDWARR
04/14/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20250414-0028186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of April, 2025.

(Affix Seal) Notary Public

My Commission Expires: 6-27-2026

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

2025-03-2609

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Biad and Crystal Biad 1518 Edgehill Avenue Nashville, TN 37212	NEW OWNER	Map/Parcel 105-01-3Y-008.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgehill Village Townhomes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Biad and Crystal Biad, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that 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. 1518 on the Plan of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20230629-0049824, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Warranty Deed from Felicia Bass and John Bass, wife and husband of record in Instrument No. September 24, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company of record in Instrument No. 20210927-0129448 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1518 Edgehill 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 13th day March, 2025.

Edgehill Village Townhomes, LLC, a Tennessee Limited Liability Company

By: _____
Robert W. Lowe, Jr., Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dionne Carver, Notary Public of the state and county mentioned, personally appeared Robert W. Lowe, Jr., Authorized Representative of Edgehill Village Townhomes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Edgehill Village Townhomes, LLC, the within named bargainor, a Limited Liability Company, and that such Robert W. Lowe, Jr., Authorized Representative of Edgehill Village Townhomes, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Nashville, TN, this 13th day of March, 2025.

_____
Notary Signature

Printed Name: Dionne Carver

My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 13, 2025
Date

Affiant Signature

4.11.2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of April, 2025.

Notary's Signature

My Commission Expires: 6-27-26
Date

Notary's Seal

