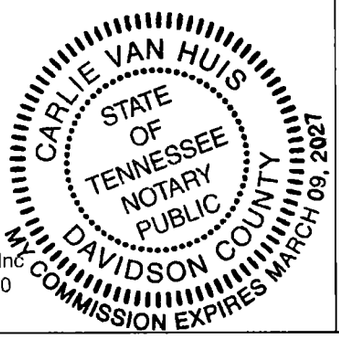
WARRANTY DEED

File #25-194



Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025

Notary Public

MY COMMISSION EXP

Karen Johnson
Batch # 1265285
04/28/2025 10 47 34 AM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

20250428-0032380

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Amber Edwards and Andrew Edwards	NEW OWNER	172-12-0D-307 00-CO
(NAME) 2807 B White Oak Dr	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark A. Raasch, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Edwards and Andrew Edwards, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No 307 a/k/a Unit E-30, as shown on Exhibit B-1 and B-2 of the Supplemental Declaration of Charter, Easement, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E), of record as Instrument No 20050119-0006853, in the Register's Office for Davidson County, Tennessee Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No 20050120-0007426, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said property

Being the same property conveyed to Mark A Raasch, a married man by Warranty Deed from Jessica I Phillips, an unmarried woman of record in Instrument No 20150921-0095412 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 21, 2015

Mark A Raasch having since divorced Theresa Marie Wiant pursuant to Final Decree of Divorce of record in Docket No 23D-1167 in the Fourth Circuit Court of Davidson County, Tennessee Theresa Marie Wiant joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee any and all right, title and interest she may have in the subject property, marital or otherwise

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 7009 Lenox Village Drive, #307, Nashville, TN 37211

(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 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

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the ____ day of April, 2025

Mark A. Raasch

Mark A Raasch

Theresa Marie Wiant

Theresa Marie Wiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of April, 2025, before me personally appeared Mark A. Raasch, 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's (or persons') free act and deed

Witness my hand, at office, this 25th day of April, 2025

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of April, 2025, before me personally appeared Theresa Marie Wiant, 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2025

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027