Name and Address of New Owner:
Kelli Petrik, Erik Petrik, and Katherine Petrik
1500 Electric Avenue
Nashville, TN 37206

Send Tax Bills To:
Guaranteed Rate, Inc
1806 West Cuyler Ave.
Ste 2W
Chicago, IL 60613

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **094-01-0-461.00**

Karen Johnson Davidson County
Batch# 1265622 DEEDWARR
04/29/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250429-0032874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Edwards and Rachel Edwards, husband and wife** , "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Katherine Petrik, Married Woman, and Erik J. Petrik and Kelli Lynette Petrik, Husband and Wife, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, corrected in Book 2032, Page 191 and amended in Book 2040, Page 403, 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 the same property conveyed to Stephen Edwards, an unmarried man, by Warranty Deed from Steven Patrick Pacey, unmarried, of record in Instrument No. 20190906-0090087, Register's Office for Davidson County, Tennessee, dated September 4, 2019 and recorded on September 6, 2019. Scrivener's Affidavit recorded in Instrument No. 20250408-0026502.

Rachel Edwards joins in signing this deed to convey the marital interest she has in the property.

Being improved property known as **1500 Electric Avenue, Nashville, TN 37206**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantors have caused this Warranty Deed to be executed on the 24th day of April, 2025.

_____ (SEAL)
Stephen Edwards

_____ (SEAL)
Rachel Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Edwards and Rachel Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE NOTARY TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand and seal this 24th day of April, 2025.

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this 24th day of April, 2025.

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

_____
Notary Public
My commission expires: 12·19·2028

File No. GNT-25-3931

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 April 24. 2025.

Affiant Signature

29th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

