Karen Johnson Davidson County
Batch# 1269151 DEEDWARR
05/06/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250506-0035161

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 2 day of May, 2025.

Notary Public
My commission expires: 3/23/26

ANGELA LYLES
NOTARY PUBLIC
TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edith Esteban Lopez 2547 Edge O Lake Dr. Nashville, TN 37217		149-04-0 062.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANDON HELTON, AN UNMARRIED MAN, AND RICKY HELTON AND LEE ANN HELTON, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EDITH ESTEBAN LOPEZ, A MARRIED WOMAN, JOINED BY HER SPOUSE EUSEBIO ROBLES CHAVEZ**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Page 15 and 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 463 fronts 80 feet on the Southerly side of Edge-O-Lake Drive and runs back between lines 178.14 feet on the Easterly side and 204.24 feet on the Westerly side, to a broken line at the rear on which it measures 126.18 feet thereon.

Being the same property conveyed to Landon Helton, an unmarried man and Ricky Helton and Lee Ann Helton, husband and wife, by Warranty Deed from Mary Beth French, unmarried, dated 06/01/2021 and recorded 06/07/2021 in Instrument No. 20210607-0076107, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2547 Edge O Lake Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of April, 2025.

Landon Helton

Landon Helton

Ricky Helton

Ricky Helton

Lee Ann Helton

Lee Ann Helton

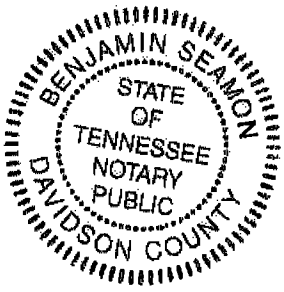
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky Helton and Lee Ann Helton, and Landon Helton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2025.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/02/2025** (date of document).

Jami K Averwater

Affiant Signature

05/06/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **May**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

