Karen Johnson Davidson County
Batch# 1272381 DEEDWARR
05/13/2025 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20250513-0037533

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350397

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2025.

Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Anne Burrows and Cory Shumate 1303 Edgewood Place Nashville TN 37206	~~New Owner~~ c/o LEGACY HOME LOANS 408 HIGHWAY 76 WHITEHOUSE, TN 37188	Tax Parcel ID No. 083 05 0 257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Lindquist and Christina Lindquist, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Anne Burrows, an unmarried woman, and Cory Shumate, an unmarried man, as joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of EDGEWOOD, E. T. BROWN'S SUBDIVISION OF THE BRANSFORD PLACE of record in Plat Book 332, Page 73, 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 Charles Lindquist, a single man, by Warranty Deed from Roland J. Adams and Shane S. Adams, of record in Instrument No. 20190726-0073505, in the Register's Office of Davidson County, Tennessee, dated July 23, 2019 and recorded on July 26, 2019.

Christina Lindquist joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEWOOD, E. T. BROWN'S SUBDIVISION OF THE BRANSFORD PLACE, as recorded in Plat Book 332, Page(s) 73.

This is improved property located at 1303 Edgewood Place Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2025.

Charles Lindquist

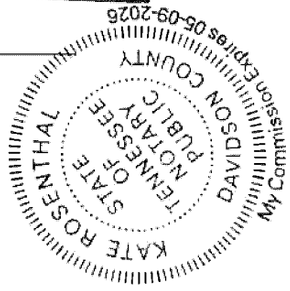
Christina Lindquist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Lindquist and Christina Lindquist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2025.

Notary Public
My Commission Expires: _____



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 May 9. 2025.

Affiant Signature

13th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028