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 Davidson

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 21 day of May, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1276391 DEEDWARR
05/22/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250522-0040448

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Davis 4115 Union St. Old Hickory, TN 37138	AMERICAN PACIFIC MORTGAGE CORPORATION 3000 LAVA RIDGE COURT SUITE 200 ROSEVILLE, CA 95661	064-09-0 299.00

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, JOHN M. EDMONDSON AND VANESSA EDMONDSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN DAVIS, ASINGLE MAN, 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. 28 of Block "E" on the Map of Hadley's Bend City of record in Book 421, page 120, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Edmondson and Vanessa Edmondson, husband and wife, by deed dated 03/23/2018, from Music City Handymen, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180327-0028495, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4115 Union St., Old Hickory, TN 37138.

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 20th day of May, 2025.

John M. Edmondson

Vanessa Edmondson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Edmondson and Vanessa Edmondson, 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 20th day of May, 2025.

My commission expires: 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/20/25.

Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY