THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8618-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2025. Notary Public MY COMMISSION EXPIRES: 7/23/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1288509 DEEDWARR
06/23/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250623-0049033

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Wayland Seals and Bayley Christine Gist	**Southwest Funding, LP**	
2237 Golden Oak Place	**13150 Coit Rd., Suite 100,**	051-14-0A-010.00-CO
Madison, TN 37115	**Dallas, TX, 75240**	
(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, **Lorena Bell Edwards, Trustee of the Lorena Bell Edwards Living Trust, established by the Revocable Trust Agreement of Lorena Bell Edwards dated February 28, 2025**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Wayland Seals a single man, and Bayley Christine Gist, a single woman, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 10 on the Plan of Final Subdivision Plat of Oakwood Estates of record in Plat at Instrument No. 20000505-0045404, 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 Lorena B. Edwards, unmarried by Warranty Deed from George Dunn d/b/a George Dunn Contractors of record in Instrument No. 20040430-0049424 Register's Office for Davidson County, Tennessee, dated April 29, 2004 and recorded on April 30, 2004.

Being the same property conveyed to Lorena Bell Edwards and Shila Edwards Osborne, Trustees of the Lorena Bell Edwards Living Trust, established by the Revocable Trust Agreement of Lorena Bell Edwards dated February 28, 2025 by Quitclaim Deed from Lorena Bell Edwards of record in Instrument No. 20250307-0017366 Register's Office for Davidson County, Tennessee, dated February 28, 2025 and recorded on March 07, 2025.

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.

This is improved property known as **2237 Golden Oak Place, Madison, TN 37115**

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.

Witness our hands this the 20th day of June, 2025.

The Lorena Bell Edwards Living Trust

BY: Lorena Bell Edwards
Lorena Bell Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lorena Bell Edwards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Trustees** of **The Lorena Bell Edwards Living Trust, established by the Revocable Trust Agreement of Lorena Bell Edwards dated February 28, 2025,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, Lorena Bell Edwards did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Trustee.**

Witness my hand and official seal this the 20th day of June, 2025.

My Commission expires 11-8-27

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 19, 2025**.

Affiant Signature

06/23/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 23, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

