Karen Johnson Davidson County
Batch# 1289985 DEEDWARR
06/25/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20250625-0050181

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias Trustee of The 2726 Old Matthews Road Trust	**New Owner**	**06009001300**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Hosea M Edwards and Delois Shelton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 2726 Old Matthews Road Trust

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. 19, Plan of Matthews Square, of record in Plat Book 6250, Page 337, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Hosea M Edwards and Delois Shelton, husband and wife, by Quitclaim Deed from Hosea M Edwards, a married man, dated March 19, 2021, of record in Instrument No. 20210322-0037331, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hosea M Edwards, an unmarried man, by Warranty Deed from Horizon Properties, LLC, a Tennessee limited liability company, dated October 18, 2019, of record in Instrument No. 20191021-0107537, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2726 Old Matthews Rd, Nashville, TN 37207.

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 in 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.

Hosea M. Edwards Date: 6/24/25
Hosea M Edwards

Delois Shelton Date: 6/24/25
Delois Shelton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hosea M Edwards and Delois Shelton, the within named Grantor(s), with whom I ~~am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June 2025.

NOTARY PUBLIC

My Commission Expires: 7/8/29

MARK R. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Kristen Traini, 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 6/24/25
Date

Affiant Signature

6/25/25
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 25 day of June, 2025.

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

