Karen Johnson Davidson County
Batch# 1293667 DEEDWARR
07/03/2025 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20250703-0052635

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38731-06-2025**	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 30th day of June, 2025. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Samuel Edwards, Laura Edwards	**Send Tax Bills To:** New Owners 1219 Nichol Lane Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13009012100

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, **David Edwards and Ashley Edwards, Trustees of the Edwards Marriage Trust dated September 14, 2020**, ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Samuel Edwards and Laura Edwards, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1219 Nichol Lane, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 30th day of June, 2025.

David Edwards, Trustee

Ashley Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Edwards and Ashley Edwards, Trustees of the Edwards Marriage Trust dated September 14, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9, Block 4 on the Plan of The Highlands of Bellemeade, of record in Plat Book 547, Page 180, 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 Teresa Kissel and Craig Kissel, wife and husband, by deed dated September 29, 2023 from Ann Ralls Brown, married, of record in Instrument No. 20231003-0077717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Edwards and Ashley Edwards of the Edwards Marriage Trust dated September 14, 2020, by deed dated June 25, 2024 from Teresa Kissel and Craig Kissel, wife and husband, of record in Instrument No. 20240702-0049768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13009012100.
2. All matters appearing on the Plan of record as Book 547, Page 180, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Book 6288, Page 475, Register's Office for Davidson County, Tennessee.

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Tennessee Certification of Electronic Document

I, George Mudter, 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 June 30th, 2025 (date of document).

Affiant Signature

7-2-25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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