Karen Johnson Davidson County
Batch# 1295185 DEEDWARR
07/08/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,548.45
20250708-0053682

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $418,500.00.

Winston Vorder
Affiant

Subscribed and sworn to before me, this 8th **day of July, 2025.**

Bria Sawyers
Notary Public
My commission expires: 3/20/2028

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Comm 3/20/2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Winston Smith-T	New Owner	091 02 4W 050.00
2028 Edison Park Lane Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura N. Williams, an unmarried woman,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Winston Smith-T, unmarried,** hereinafter called the Grantee, their successors 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 Unit No. 50, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190508-0043217, amended in Instrument No. 20190524-0049673, Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277; Assignment and Assumption of Declarant's Rights record in Instrument No. 20200214-0016899, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Laura N. Williams, Unmarried, by Warranty Deed from Toll Southeast LP Company, Inc., A Delaware Corporation, of record in Instrument No. 20221013-0112325, in the Register's Office of Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022.

This property is improved property known as 2028 Edison Park Lane, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 8th day of July, 2025.

Laura N Williams
Laura N. Williams

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura N. Williams, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal this 8th day of July, 2025.

Notary Public
Commission expiration date: 09/07/2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23470-DS

I, Kirsten Virden, 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 7/8/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/8/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

