Karen Johnson Davidson County
Batch# 1296899 DEEDWARR
07/11/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250711-0054825

WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $299,000.00

Michelle Kendrig
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 10TH DAY OF July, 2025.

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:
2/18/29
(AFFIX SEAL)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Bryan J. Segraves and Abby B. Seagraves	Bryan J. Segraves and Abby B. Seagraves	064-09-0-295.00
(NAME) 4221 Woods Street	(NAME) 4221 Woods Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Debbie E. Lynn, Executrix of The Estate of John H. Edwards, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Bryan J. Segraves and Abby B. Seagraves, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Berryville, Block IV of record in Plat Book 421, Page 117, 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 John H. Edwards, an unmarried man by Warranty Deed from Matthew B. Manson, a married man of record in Instrument No. 20210421-0053218 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 21, 2021.

The said John H. Edwards having died on February 2nd, 2025, his Last Will and Testament being probated in Case No. 25P679, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 4221 Woods Street, Old Hickory, TN 37138

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2025

The Estate of John H. Edwards

By: Debbie E. Lynn, Executrix
Debbie E. Lynn, Executrix

SEE

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

On this 10th day of July, 2025, before me personally appeared Debbie E. Lynn, Executrix of The Estate of John H. Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2025.

Notary Signature
My commission expires: 10-10-2027

Sarah E. Grillo NOTARY EXPIRES GEORGIA 10/10/2027 PUBLIC Forsyth COUNTY

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 7/10/25 (date of document).

Michelle W Kendig
Affiant Signature

7/10/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of July, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: 2/18/29

Notary's Seal

