Karen Johnson Davidson County
Batch# 1298398 DEEDWARR
07/17/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20250717-0056429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$269,900.00** (Two Hundred Sixty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 11th day of July, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/15/2028 (NOTARY SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: Bessie P. Edwards 608 Flintlock Court Nashville, TN 37217	**SEND TAX BILLS TO:** New Owner	**MAP-PARCEL NUMBER:** 135-16-0B-103.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **NANCY FORTNER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BESSIE P. EDWARDS, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit No. 103 on the Plan of Woodridge at Nashboro Village of record in Instrument No: 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Fortner, an unmarried woman by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040402-0037636 Register's Office for Davidson County, Tennessee, dated March 29, 2004 and recorded on April 02, 2004.

Samantha K. Snyder executes this instrument as Attorney-in-Fact on behalf of Nancy Fortner, pursuant to the Durable Power of Attorney recorded in Instrument No. 20250707-0053206, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **608 FLINTLOCK COURT** **NASHVILLE, TN 37217**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2025067490

WITNESS, this 11th day of July, 2025

Nancy Fortner

Nancy Fortner

Samantha K Snyder, AIF

By: Samantha K. Snyder, as her Attorney-in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of July, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Samantha K. Snyder**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Nancy Fortner,** and acknowledged that she executed that same as the free act and deed of the said **Nancy Fortner.**

WITNESS my hand and official seal this the 11th day of July, 2025.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/11/25.

Affiant Signature – Joshua A. Terry

7/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/15/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27