Karen Johnson
Batch # 1300165
07/21/2025 01 26 53 PM
Fees $13 00 Taxes $2,305 10
Davidson County
DEEDWARR
2 pgs
20250721-0057333

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number 6-6475-MC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-25-5005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $623,000 00

Affiant

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Subscribed and sworn to before me, this the 17th day of July, 2025

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Witte and Juliet Lavie 5005 Stonemeade Drive Nashville, TN 37221	SAME AS NEW OWNER	155 15 0A 093 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher G. Edwards and April W. Edwards, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Brian Witte, and Juliet Lavie, husband and wife** (individually and/or collectively, "Grantee"), 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 93 on the Plan of STONEMEADE, SECTION I, of record in Plat Book 6900, Pages 800 and 801, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of description of the property

Being the same property conveyed to Christopher G Edwards and April W Edwards, husband and wife, a by Warranty Deed from Natasha Smith, f/k/a Natasha Smith Berrier, unmarried, also known as Natasha S Berrier, of record in Instrument No 20150105-0000937, in the Register's Office of Davidson County, Tennessee, dated December 31, 2014 and recorded on January 05, 2015

This is ☒ improved or ☐ unimproved property located at **5005 Stonemeade Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2025.

GRANTOR:

Christopher G. Edwards

April W. Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher G. Edwards and April W. Edwards**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that frthey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2025

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028