Name and Address of New Owner:
Christina Edwards and Bryce Edwards
305 Lovell Street
Madison, TN 37115

Send Tax Bills To:
Christina Edwards and Bryce Edwards

Karen Johnson Davidson County
Batch# 1320130 DEEDWARR
09/09/2025 10:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,183.63
20250909-0071878

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043-09-0-062

WARRANTY DEED

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, **Teresa Grimes Allaire and sister, Linda Grimes Loparnos** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christina Edwards, and Bryce Edwards, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26, Block "A", on the Plan of Overlook Estates, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William L. Grimes and wife, Shirley E. Grimes, by Warranty Deed dated January 25, 2000 from Brenda K. Groves, recorded January 26, 2000 in Instrument No. 200001260008451 in the Register's Office. William L Grimes predeceased his wife, Shirley Grimes. Shirley Grimes having passed away Jan 25 2023

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 4th day of September, 2025.

Teresa Grimes Allaire (SEAL)
Teresa Grimes Allaire

(SEAL)
Linda Loparnds

STATE OF TN
COUNTY OF Davidson

On this 4th day of September, 2025, before me personally appeared Teresa Grimes Allaire and ~~Linda Loparnds~~, 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 4th day of September, 2025.

Notary Signature
My commission expires: 3/6/29

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202509090071878

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 4th day of September, 2025.

_____(SEAL)
Teresa Grimes Allaire

Linda Loparnes _____(SEAL)
Linda Loparnes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On this 4th day of September, 2025, before me personally appeared ~~Teresa Grimes Allaire~~ and Linda Loparnes, 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 4th day of September, 2025.

_____
Notary Signature
My commission expires: October 19, 2027

TANIESHA SAMMS
Notary Public - State of Florida
Commission # HH 585214
My Comm. Expires Oct 19, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia J Atkin
(Affiant)

Sworn to and subscribed before me this
4th day of September, 2025.

Cindy Person
Notary Public
My commission expires: 4.19.2027
File No. 2025-8171-DL

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 9-4-2025.

A R Steelman
Affiant Signature

9-5-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5 day of September, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2029

900

202509090071878