Karen Johnson Davidson County
Batch # 1320360 DEEDWARR
09/09/2025 02 05 55 PM 2 pgs
Fees $13 00 Taxes $1,526 25

20250909-0072106

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $412,500 00

Affiant

Subscribed and sworn to before me, this 8 day of September 2025

Notary Public
My commission expires: 03/16/2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-WGRE-25-805

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows | Send Tax Bills To (If left blank, send to new owner at property address) | Map-Parcel Numbers |
|---|---|---|
| **Joseph Paul Edwards** | Rocket Mortgage, LLC | **096020A02300CO** |
| **805 Cedarstone Way** | 1050 Woodward Ave | |
| **Nashville, TN 37214** | Detroit, MI 48226-1906 | |

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 ACKNOWLEDGE, WE,

**Myrna I. Manalac, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joseph Paul Edwards, a single man**

HEREINAFTER CALLED THE GRANTEES, 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 23, on the Horizontal Property Regime for The Bluffs of Cedarstone, as recorded in the Master Deed of record in Instrument No. 20070625-0075380, amended in Instrument No 20070720-0086753, Instrument No 20120905-0080134, Instrument No 20160208-0011939, and Instrument No. 20240624-0046767, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to Myrna I Manalac, unmarried, by Warranty Deed from Mona Benrashid, unmarried, dated December 14, 2018, of record in Instrument No. 20181218-0122823, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on plan of record in Instrument No 20060407-0040430, Register's Office for Davidson County, Tennessee

Stormwater Detention Agreements of record in Instrument No 20060406-0039502 and Instrument No 20060815-0100303, said Register's Office

Easements for Sanitary Sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, ofrecord in Instrument No 20060407-0040205 and Instrument No. 20061122-0144864, said Register's Office

Declaration of Reciprocal Easements of record as Instrument No. 20061006- 0124722, said Register's Office

Restriction Amendment of record in Instrument No 20240624-0046767, said Register's Office

HOA Charter of record in Instrument No 20060929-0121057, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (_____) property known as 805 Cedarstone Way, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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

Myrna I. Manalac Date: 9/8/25

Myrna I. Manalac

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Myrna I Manalac, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of September 2025.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires 5/8/29