This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6888-TM

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2025.

Notary Public
My Commission Expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 1327786 DEEDWARR
09/29/2025 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250929-0077228

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Edwards 4908 Shadowlawn Dr. Hermitage, TN 37076	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	076 05 0 092.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christine McWhorter, unmarried; Edmund Heischberg, married; Gregory Heischberg, married; and Valerie Smiley, married** (all individually and collectively, "Grantor"), transfer and convey unto **Bryan Edwards*** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* a married man

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of HIDDEN HILL, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 94 fronts 90 feet on the Northwesterly side of Shadowlawn Drive and extends back 166.93 feet on the Southwesterly line and 167.14 feet on the measuring 97.19 feet thereon.

Being the same property conveyed to Mary M. Heishberg, unmarried, by Warranty Deed from Sarah W. Benson, a widow, of record in Book 8604, Page 712, in the Register's Office of Davidson County, Tennessee, dated April 16, 1992 and recorded on April 20, 1992. Said Mary M. Heischberg having since passed on January 3, 2025. See Affidavits of Heirship or record in Inst. No. 202509290077226 and 202509290077227, evidencing said Christine McWhorter, Edmund Heischberg, Gregory Heischberg, and Valerie Smiley as the heirs at law of Mary M. Heischberg. See also Circuit Court of Davidson County, Tennessee, Docket Number 25P604, for he Estate of Mary M. Heischberg.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF ANY GRANTOR HEREIN AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **4908 Shadowlawn Drive, Hermitage, TN 37076.**

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 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 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 25th day of September, 2025.

GRANTOR:

Christine McWhorter

Christine McWhorter

Gregory Heischberg

Valerie Smiley

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine McWhorter, Gregory Heischberg, and Valerie Smiley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

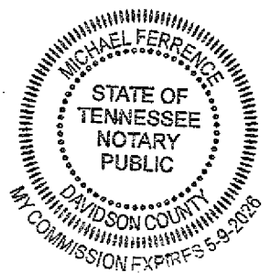
Notary Public
My Commission expires: 11-8-2028

Edmund Heischberg

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

WITNESS my hand and seal at office this 24th day of September, 2025.



Notary Public
My Commission expires: 5-9-26

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/24/2025 (date of document).

Affiant Signature

9/29/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 29 day of Sept, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County