This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24823-DJ

Karen Johnson Davidson County
Batch# 1332084 DEEDWARR
10/08/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20251008-0080473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or ~~value, whichever~~ is ~~greater~~, for this transfer is $865,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2025.

Notary Public
My Commission Expires: 11/21/2027

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Edwards and Kara Edwards 223 Kennett Rd Old Hickory TN 37138	CMG Mortgage 3160 Crow CanyonRd 400 San Ramon CA 94583	054-14-0-057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William C. Stokes IV and Carla S. Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025 dated March 4, 2025**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Edwards and Kara Edwards, husband and wife**, 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 all of Lot No. 150, Section 7, Brandywine Farms, according to survey and plat of same appearing of record in Book 4300, page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to William C. Stokes IV and Carla S. Stokes, as Trustees of the William & Carla Stokes Family Living Trust 2025 dated March 4, 2025 by Quitclaim Deed from William C. Stokes IV and wife, Carla S. Stokes a/k/a Carla Stokes, dated March 4, 2025, recorded March 10, 2025, of record in Instrument No. 20250310-0017955, Register's Office for Davidson County, Tennessee.

This is improved property located at: **223 Kennett Road, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 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 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 GRANTEES, 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 3rd day of October, 2025.

GRANTOR:

William & Carla Stokes Family Living Trust 2025 dated March 4, 2025

By: _____
William C. Stokes, IV, Trustee

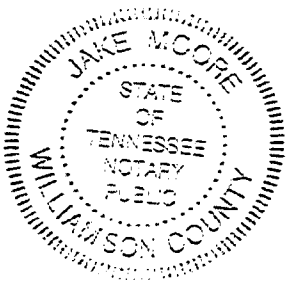
By: _____
Carla S. Stokes, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William C. Stokes, IV and Carla S. Stokes, Trustees of the William & Carla Stokes Family Living Trust 2025 dated March 4, 2025, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3RD day of October, 2025.

_____
Notary Public
My Commission expires: 9-26-26



I, Kirsten Virden, 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 10/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

