Karen Johnson Davidson County
Batch # 1343709 DEEDWARR
11/12/2025 02:18:43 PM 2 pgs
Fees: $13.00 Taxes: $37.00
20251112-0090082

THIS INSTRUMENT PREPARED BY: Munsch Hardt Kopf & Harr, P.C. 700 Milam Street, Suite 800 Houston, Texas 77002	STATE OF Florida } COUNTY OF Lee } The actual consideration or value, whichever is greater for this transfer is $10,000 Affiant Subscribed and sworn to before me This 4 day of November, 2025. Notary Public Notary Public State of Florida Susan R. O'Berski My Commission HH 411356 Expires 8/27/2027 My Commission Expires: 8.27.2027

Address New Owners as:	Tax Bill To:	Map / Parcel
Liberty Land Solutions, LLC 3592 Broadway, Ste 130 Fort Myers, FL 33901	**New Owner**	**83-5-259**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Wanda Dickens ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Liberty Land Solutions, LLC ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot NO. 45 on the Plan of Edgewood, of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Edgin et ux Barbara J. Edgin by Warranty Deed from Marion E. Peden et ux Vickie R. Peden, in record of Book 5382, Pages 231-232, Register's Office for Davidson County, Tennessee.

Richard L. Edgin has since passed intestate, and without a will, on November 27, 2004. Barbara J. Edgin predeceased Richard L. Edgin on

June 12, 1991, vesting all of his interest in Nancy Burr, Wanda Dickens, Richard Edgin Jr., Cynthia Abraham, and Jeffrey Edgin, heirs at law, according to the Affidavit of Heirship in record of Instrument No. 20251112-0090079 & 20251112-0090080**, Register's Office for Davidson County, Tennessee.**

This property is commonly known as 1307 Edgewood Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

Grantor:

Wanda Dickens

By: Wanda Dickens

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~ Robertson}

On this 31st day of October, in the year 2025, before me the undersigned, personally appeared **Wanda Dickens**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 31st day of October, 2025.

Edward Faria
Notary Public

My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY