WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347425 DEEDWARR
11/18/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,862.95
20251118-0091550

T-PSP-25-1308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026 (AFFIX SEAL)

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Fontaine and Teri Fontaine	New Owner	
(NAME)	(NAME)	**061-16-0-287.00**
1308 Ardee Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD AARON EDWARDS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID FONTAINE AND TERI FONTAINE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Re-Subdivision of Sunnymeade - Unit No. 1 - Subdivision of Sunnymeade Unit No. 2, Block D of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Aaron Edwards by Warranty Deed from Christine E. Kinsley, unmarried of record in Instrument No. 20170331-0031595 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on March 31, 2017.

NOTE: ELIZABETH YOUNG EDWARDS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1066 , Page 225, Book 1066, Page 511, Book 1108, Page 689, Book 1109, Page 636, Book 1157, Page 72, in the Register's Office for Davidson County, Tennessee
- Agreement For Dedication of Easement For Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County of record in Book 4100, Page 258 in the Register's Office for Davidson County, Tennessee.
- Agreement For Dedication of Easement For Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County of record in Book 4275, Page 438, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1308 Ardee Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2025.

Richard Aaron Edwards

Elizabeth Young Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD AARON EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH YOUNG EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/2025.

Affiant Signature – Joshua A. Terry

11/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/17/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27