Karen Johnson
Batch # 1359043
12/17/2025 02:32:27 PM
Fees: $13.00 Taxes: $1,461.50
Davidson County
DEEDWARR
2 pgs
20251217-0100433

/ DEED

T-JW-25-1707A

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Hunter W. Foltz and Alexis R. Foltz	SAME AS NEW OWNER	
(NAME)	(NAME)	**105-05-0B-004.00-CO**
1707A 14th Avenue S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JOSEPH W. WALDEN, TRUSTEE OF THE JOSEPH W. WALDEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 9, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER W. FOLTZ AND ALEXIS R. FOLTZ, 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:

That certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. D of Edgehill Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. Of the Tennessee Code Annotated, under the Declaration of Protective Covenants Conditions and Restrictions establishing Edgehill Townhomes of record in Instrument Number 20100405-0025347, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration,

Being the same property conveyed to Joseph W. Walden, Trustee of the Joseph W. Walden Revocable Trust Agreement Dated September 9, 2025 by Quitclaim Deed from Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated September 20, 2023 of record in Instrument No. 20250926-0076911 Register's Office for Davidson County, Tennessee, dated September 23, 2025 and recorded on September 26, 2025.

Further being the same property conveyed to Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated September 20, 2023 by Quitclaim Deed from Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated November 3, 2010 of record in Instrument No. 20230922-0074529 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 22, 2023.

Further being the same property conveyed to Joseph W. Walden Trustee of the Joseph W. Walden Trust dated November 3, 2010 by Quitclaim Deed from Joseph Walden of record in Instrument No. 20171024-0109171 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 24, 2017.

Further being the same property conveyed to Joseph Walden, married man, sole and separate by Warranty Deed from Emily S. Reisenbichler, unmarried of record in Instrument No. 20171019-0107298 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 19, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
• Taxes for the year 2026, not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5190, Page 412, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090902-0082658 as amended in Instrument No. 20090925-0089454, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100405-0025347, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20100325-0022412, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 4220, Page 723 and Book 5537, Page 927, in the Register's Office for Davidson County, Tennessee
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1707A 14th Avenue S., Nashville, Tennessee 37212**.

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 15th DAY OF DECEMBER, 2025.

The Joseph W. Walden Revocable Trust Agreement dated September 9, 2025

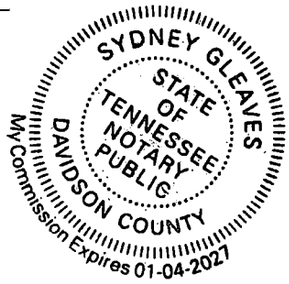
BY: _____
Joseph W. Walden
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH W. WALDEN, TRUSTEE of THE JOSEPH W. WALDEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 9, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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