Prepared By and Return To:
Raulston and Associates, PLLC
3861 Hixson Pike
Chattanooga, TN 37415

Karen Johnson Davidson County
Batch# 1359274 DEEDWARR
12/17/2025 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $3,927.55
20251217-0100522

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
Elizabeth Rebecca Martens, Trustee of Martens Trust dated October 16, 2025 905A Halcyon Avenue Nashville, TN 37204	Raymond James Bank, ISAOA PO BOX 23558 ST PETERSBURG, FL 33742	118-01-4Q-001-00

File No: 25-RA-418

WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, Charissa Dawn Sumerlin, Trustee of Edwards Family Trust, dated July 26, 2024 (herein the "Grantor(s)"), do hereby sell, transfer, and convey unto, Elizabeth Rebecca Martens, Trustee of Martens Trust dated October 16, 2025, (herein the "Grantee(s)"), the following described real estate:

See attached "Exhibit A"

SUBJECT to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE(S) herein assume(s) and agree(s) to pay all taxes assessed against said real estate for the year 2025.

TO HAVE AND TO HOLD the same unto the said, Elizabeth Rebecca Martens, Trustee of Martens Trust dated October 16, 2025, its heirs and assigns, forever in fee simple.

Grantor(s) hereby covenant that Grantor(s) are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and Grantor(s) will forever warrant and defend the same against all lawful claims.

WITNESS MY HAND(S) as of this 14 day of November, 2025.

Edwards Family Trust dated July 26, 2024

By: Charissa Dawn Sumerlin, Trustee
Charissa Dawn Sumerlin, Trustee

STATE OF Tennessee
COUNTY OF Williamson

On this 14 day of November, 2025, before me personally appeared Charissa Dawn Sumerlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of November, 2025.

J Warren Evans
Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,061,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant,
(As Grantee, Buyer, or Buyer's Representative)

Subscribed and sworn to before me on this the 14 day of NOVEMBER, 2025.

_____
Notary Public
My commission expires: 5-28-28

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County. Tennessee, being Unit A of the Homes At 905 Halcyon, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 905 Halcyon, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160125-0006880, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 905 Halcyon, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160125-0006880 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Edwards Family Trust, dated July 26, 2024 by Quitclaim Deed from Charissa Dawn Sumerlin dated July 26, 2024 and recorded on July 26, 2024 of record in Instrument No. 20240726-0056560, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charissa Dawn Sumerlin by Quitclaim Deed from Loren Seth Sumerlin dated August 03, 2023 and recorded on August 29, 2023 of record in Instrument No. 20230829-0067627, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charissa Dawn Sumerlin and Loren Seth Sumerlin, wife and husband by Warranty Deed from Elizabeth M. Rogers-Catana, married dated December 29, 2021 and recorded on January 04, 2021 of record in Instrument No. 20210104-0000881, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 118-01-4Q-001-00
Being also known as 905A Halcyon Avenue, Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Matthew "Web" Raulston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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.

Matthew "Web" Raulston

11/14/2025
Date

State of Tennessee
County of Hamilton

Sworn and subscribed before me this 14 day of NOVEMBER, 20 25.

Notary Public
My Commission Expires: 3.28.28

Jessica R Gunnoe

JESSICA R. GUNNOE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY