WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361655 DEEDWARR
12/29/2025 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20251229-0102323

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF Dec., 2025

Marcia Escobar
Notary Public

MY COMMISSION EXPIRES: 10-25-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Genesis Chavira Chavez	NEW OWNER	
(NAME)	(NAME)	172 12 0B 042.00
1120 Crestfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, NORMAN Z EDWARDS, WIDOWED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GENESIS CHAVIRA CHAVEZ, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, 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, TN, being Lot No. 439 on the Plan of SECTION THREE, BRADFORD HILLS, of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman Z. Edwards and wife, Barbara J. Edwards, by Warranty Deed from Nancy Jane Shuping and Thomas L. Read, Jr., as tenants in common with the right of survivorship, of record in Book 9710, Page 139, in the Register's Office of Davidson County, Tennessee, dated June 19, 1995 and recorded on June 23, 1995. Barbara J. Edwards died on January 20, 2025, leaving Norman Z. Edwards as the surviving tenant by the entirety.

Ledonna Gail Scalf herein signed as Attorney in fact for Norman Z. Edwards. Said Power of Attorney is of record Instrument No. 20251121-0093063 in the Registers office for Davidson County, Tennessee.

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

unimproved _
This is improved x property, known as 1120 Crestfield Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-1584

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. 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 hand this 11th day of December, 2025

Norman Z Edwards
by Ledonna Gail Scalf - Atty in Fact

NORMAN Z. EDWARDS
BY: LEDONNA GAIL SCALF, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ledonna Gail Scalf, to me known to be the person who executed the foregoing instrument on behalf of Norman Z. Edwards and acknowledged that he executed the same as the free act and deed of Norman Z. Edwards.

Witness my hand and official seal this 11th day of December, 2025.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2025-1584

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/11/25 (date of document).

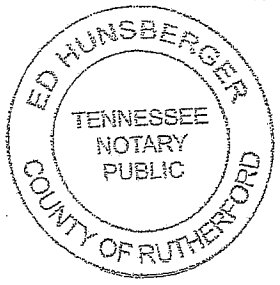
Affiant Signature

12/22/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of DEC, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26