Karen Johnson Davidson County
Batch# 1361749 DEEDWARR
12/29/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20251229-0102442

WARRANTY DEED

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JM-C-25-2089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/25/29
(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)
2089 Edison Park Lane, LLC	**Same As New Owner**	
(NAME)	(NAME)	**091-02-4W-039.00-CO**
296 33rd Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **NEKISHA D. GERMAN, UNMARRIED, AND NIKKI JO BALLENTINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2089 EDISON PARK LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No. 39, on the plan of Edison Park Nashville, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Nekisha D. German, an unmarried woman, and Nikki Jo Ballentine, an unmarried woman, as joint tenants with rights of survivorship by Special Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation of record in Instrument No. 20211217-0166898 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 17, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190509-0043217, amended in Instrument No. 20190524-0049673, amended in Instrument No. 20210618-0082869, Register's Office for Davidson County, Tennessee.
- Charter for Edison Park Nashville Owners Association, Inc of record in Instrument Number 20190508-0043216, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Conditions contained in Metro Ordinances of record in Book 54, Page 345, and Book 85, Page 801, Book BL2008, Page 261, in the Register's Office for Davidson County, Tennessee.
- In Favor of Assignment and Assumption of Declarants Rights of record in Instrument Number 20200214-0016899, in the Register's Office for Davidson County, Tennessee.
- Restriction for Strom Water Facilities and Systems of record in Instrument Number 20190711-0067539, in the Register's Office for Davidson County, Tennessee.
- In Favor of Easement to Comcast Cable Communications Management of record in Instrument Number 20200310-0026747, in the Register's Office for Davidson County, Tennessee.
- In Favor of Sanitary Sewer and/or Storm Drainage Easement of record in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20221213-0129227, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2089 Edison Park Ln, Nashville, Tennessee 37209**.

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 22nd DAY OF DECEMBER, 2025.

Nekisha D. German

Nikki Jo Ballentine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEKISHA D. GERMAN, 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 22nd of December, 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, NIKKI JO BALLENTINE, 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 22nd of December, 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, Ryan Bafford, 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

December 22, 2025
Date

Affiant Signature

12/22/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 22rd day of December, 2025

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512290102442