Karen Johnson Davidson County
Batch# 1363205 DEEDWARR
12/30/2025 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20251230-0103971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

DM-TWG-25-128

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)
Anterio Dewayne Tate	**New Owner**	
(NAME) **128 Thistle Lane**	(NAME) 128 Thistle Lane	**086-14-0A-128.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Hermitage TN 37076	
(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 PAUL EDWARDS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTERIO DEWAYNE TATE, AN UNMARRIED MAN,** 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:

Being Unit No. 128 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, Page 507, Register's Office for said County, to which said plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Shockney and Shirley Shockney by Warranty deed from Diana Marie King, Executrix for The Estate of Edward Francis Klemm, of record in Instrument No. 20002180016441, Register's Office for Davidson County, Tennessee, dated February 11, 2000 and recorded on February 18, 2000.

Said Donald Shockney died on or about June 22, 2004. Probate of record in Case No. 05P217, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Joseph Paul Edwards by Warranty Deed from Shirley Shockney of record in Instrument No. 20080117-0005550 Register's Office for Davidson County, Tennessee, dated January 14, 2008 and recorded on January 17, 2008.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 507, 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 Book 6034, Page 365 and Book 6158, Page 931 and amended in Instrument No. 20170210-0013943, and Scrivener' s Affidavit recorded in Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6034, Page 383, Book 7660, page 612 and amended in Instrument No. 20010327-0029002 and Instrument No. 20180904-0087326, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6034, Page 376, amended in Book 7466, Page 25 and Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 6209, Page 548 and Book 6158, Page 931, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water Utility of record in Book 6164, Page 436, 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: **128 Thistle Lane, Hermitage, Tennessee 37076**.

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 29 DAY OF DECEMBER, 2025.

Joseph Paul Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH PAUL 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 29th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Holly A Mason, 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 12/29/25.

Affiant Signature

12/29/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of Dec., 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28