Karen Johnson Davidson County
Batch# 1390458 DEEDWARR
03/09/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20260309-0018636

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 9 day of March, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 4127 Edwards Avenue Trust	**New Owner**	**06106009000**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Karen S Carney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4127 Edwards Avenue Trust

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, Tennessee, being Lot No. 132 & 133, Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 & 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Karen S Carney, unmarried, and Joyce C Bellenfant, widowed, as tenants in common with rights of survivorship, by Quitclaim Deed from Joyce C Bellenfant, widowed, dated March 6, 2024, of record in Instrument No. 20240306-0015530, in the Register's Office for Davidson County, Tennessee. Joyce C Bellenfant died October 1, 2025 leaving Karen S Carney as the sole surviving tenant.

Further being the same property conveyed to Joyce C Bellenfant, a single person, by Quitclaim Deed from Cynthia J Smith and Joyce C Bellenfant, dated March 23, 1998, of record in Book 11016, Page 70, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alvin G Bellenfant, by Warranty Deed from Juanita W Bellenfant, dated November 11, 1977, of record in Book 10225, Page 65, in the Register's Office for Davidson County, Tennessee. Alvin G Bellenfant died intestate on February 20, 1998, leaving Joyce C Bellenfant and Cynthia J Smith as his sole surviving tenants. Reference is hereby made to Affidavit of Inheritance of Real Estate of record in Book 11016, Page 68, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4127 Edwards Ave, Nashville, TN 37216.

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 in 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.

Karen S Carney Date: 3-6-26

Karen S Carney

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Karen S Carney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2026.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 3-6 2026 (date of document).

Affiant Signature

3-6 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-19 2028

NOTARY'S SEAL

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER