Karen Johnson Davidson County
Batch# 1395279 DEEDWARR
03/20/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260320-0022180

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2026.

Notary Public
COMMISSION EXPIRES 3/22/26

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorie Hill	NEW OWNER	155-03-0D-083-00
(NAME)	(NAME)	
301 Griffin Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, **Sonya Melette Perry, Executor of Estate of Peggy Putt Edwards,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lorie Hill,** Denise unmarried woman , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 all of Unit 118, in Building 31, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473 and amended in Inst No. 20061106-0137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel D. Edwards, Jr. and wife, Peggy P. Edwards by Warranty Deed from Phillips Builders, LLC dated April 14, 2008 and recorded on April 15, 2008 in Instrument No. 20080415-0037955 in the Register's Office for Davidson County, Tennessee. The said Manuel D. Edwards, Jr. subsequently died on February 26, 2012 survived by the said Peggy P. Edwards who succeeded to sole ownership of the property as surviving tenant by the entirety. The said Peggy P. Edwards subsequently died on July 8, 2025, leaving a Last Will and Testament (the "Will") which was admitted to probate in Docket No. 25P1674 in the Probate Court for Davidson County, Tennessee. The Will named Sonya Melette Perry as Executor and she was appointed to so serve. The Will made the property a part of the probate estate and empowered the Executor to sell.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 301 Griffin Place Nashville, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. successors 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, successors 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 our hands this 16th day of March, 2026.

Estate of Peggy Putt Edwards

By: Sonya Melette Perry, Executor
Sonya Melette Perry, Executor

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Sonya Melette Perry, Executor of Estate of Peggy Putt Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as its free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of March, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3/14/24 (date of document).

Affiant Signature

3/14/24
Date

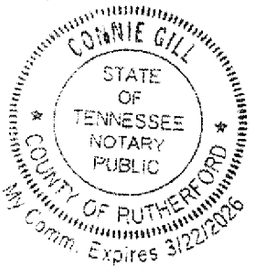
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26



NOTARY'S SEAL