WARRANTY DEED

Karen Johnson Davidson County
Batch# 1400491 DEEDWARR
04/02/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260402-0026474

File #26-TL-0521-C

(SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carter Boone and Catherine Leigh Boone		
(NAME)	(NAME)	**094 01 0 017.00**
521 South 11th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

LUKE A. EDWARDS, TRUSTEE OF THE EDWARDS LIVING TRUST DATED OCTOBER 7, 2020,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CARTER BOONE AND CATHERINE LEIGH BOONE, HUSBAND AND WIFE,

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 Lot No. 12 on the Plan of Payne, Blakemore & Cummings' Addition, as of record in Book 57, Page 70, Register's Office for said County and the North 25 feet of Eastside Avenue which was closed by Metropolitan Ordinance No. 62-279, of record in Book 3677, Page 5, said Register's Office, said 25 feet lying south of and adjacent to Lot No. 12.

Said Lot No. 12 and part of Eastside Avenue closed fronts 75 feet on the Easterly side of South Eleventh Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Luke A. Edwards and Starr Y. Edwards, Trustees of the Edwards Living Trust dated October 7, 2020, by Quitclaim Deed from Luke Edwards and Starr Edwards, of record in Instrument No. 20201109-0131144, in the Register's Office of Davidson County, Tennessee, dated October 07, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Luke Edwards and Starr Edwards, by Warranty Deed from Carrie M. Smith, of record in Instrument No. 20180802-0075615, in the Register's Office of Davidson County, Tennessee, dated July 30, 2018 and recorded on August 02, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Payne, Blakemore & Cummings' Addition, as recorded in Plat Book 57, Page(s) 70.
* Terms and provisions of that certain City Ordinance filed as Bill No. 62-279 and in the County of Davidson Records in Book 3677, Page 5.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 521 South 11th Street, Nashville, TN 37206.

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 1st day of April, 2026.

The Edwards Living Trust dated October 7, 2020

By: _____
Luke A. Edwards, Trustee

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ KING

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Luke A. Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of The Edwards Living Trust dated October 7, 2020, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 31st day of March, 2026.

_____
Notary Signature
My commission expires: 12-6-2028

JEFFREY T GLEICHMAN
Notary Public
State of Washington
Commission # 162611
My Comm. Expires Dec 6, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Lili Vaught, 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 April 1,2026.

Date

Lili Vaught

Affiant Signature

April 1,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 20 26.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)