This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8569-AJ

Karen Johnson Davidson County
Batch# 1407538 DEEDWARR
04/17/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260417-0031454

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

David Edwards
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 16th day of April, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Edwards 1945 Welsenboro Circle Nashville, TN 37076	FirstBank 722 Columbia Avenue Franklin, TN 37064	086 08 0 111.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Gee and Stacy Gee, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **David Edwards, a single man** (individually and/or collectively, "Grantee"), 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. 345 on the Plan of PHASE I, CAMDEN WOODS, FORMERLY: PHASE VII, JACKSON'S RETREAT, of record in Plat Book 6900, Page 697, formerly Plat Book 6900, Page 401, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Gee and Stacy Gee, husband and wife, by Warranty Deed from Wanda J. Nabors, a single person, of record in 20260115-0003800, in the Register's Office for Davidson County, Tennessee, dated January 15, 2026 and recorded on January 15, 2026. Wanda J. Nabors was erroneously referred to as deceased in the prior derivation.

Being the same property conveyed to Wanda J. Nabors, Single, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 7715, Page 715, in the Register's Office for Davidson County, Tennessee, dated November 23, 1988 and recorded on December 1, 1988.

This is improved property located at: **1945 Welsenboro Circle, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

GRANTOR:

Christopher Gee

Stacy Gee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Gee and Stacy Gee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 4/16/2026 (date of document).

Affiant Signature

4/16/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of APRIL, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL