Karen Johnson Davidson County
Batch# 1409600 DEEDWARR
04/22/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260422-0033039

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353694

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

The actual consideration or value, whichever is greater, for this transfer is: $570,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2026.

Notary Public
My Commission Expires: 8-3-26

LEIGH ANNE SAILORS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexandria Nunnally Contreras and Jeffery Scott Contreras 7936 Highway 70 South Nashville TN 37221	~~New Owner~~ CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Tax Parcel ID No. 127-00-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Edwards and Audrey Edwards, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alexandria Nunnally Contreras and Jeffery Scott Contreras, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being in the 9th, formerly 14th Civil District of said County, being known as Lot 8 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Land, described according to survey made by S. H. Hutchinson, dated July 31,1956 and Robert Dishner, dated April 20, 1974, as follows:

BEGINNING at a point in the center of U.S. Highway 70 at the corner of Lots Nos. 7 and 8; thence with the: line between said lots, north 45 degrees east 506 feet to the center line of Old Buffalo Road; thence with the center of the same, south 147 degrees 30 minutes east 150.8 feet to the corner of Lot 9; thence with the line between Lots 8 and 9, south 45 degrees west 525 feet to the center line of U. S. Highway 70; thence with the centerline of the same, north 39 degrees west 150 feet to the point of beginning, containing a gross area of 1.89 acres, more or less, and a net area of 1.75 acres, more or less.

Being the same property conveyed to WILLIAM L. EDWARDS AND AUDREY EDWARDS, HUSBAND AND WIFE AND CONNIE PARHAM, AS TENANTS IN COMMON, by deed from ROBERT T. GRAHAM AND WIFE, MARGARET P. GRAHAM, of record in Instrument No. 20131113-0117086, dated November 8, 2013, said Register's Office.

WILLIAM L. EDWARDS AND AUDREY EDWARDS, HUSBAND AND WIFE AND CONNIE PARHAM conveyed to AMY CROSS NANCE, TRUSTEE, who then conveyed to CONSTANCE PARHAM, AN UNDIVIDED THIRTY-TWO PERCENT (32%) INTEREST, AND TO WILLIAM L. EDWARDS AND AUDREY EDWARDS, AN UNDIVIDED SIXTY-EIGHT PERCENT (68%) INTEREST by quitclaim deed of record in 20180208-0013019, dated January 11, 2018, said Register's Office.

CONSTANCE PARHAM, UNMARRIED, AS TO AN UNDIVIDED 32% conveyed to WILLIAM L. EDWARDS AND AUDREY EDWARDS, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20260318-0021566, dated March 17, 2026, corrected by Affidavit of record in Instrument No. 20260323-0022737, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 127-00-0-045.00.

Restrictive Covenants contained in instrument of record in Book 2598, page 77, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20061204-0148950, said Register's Office.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property located at 7936 Highway 70 South Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of April, 2026.

William L. Edwards

Audrey Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William L. Edwards and Audrey 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 for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

I, Thomas N. Jones, 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 17, 2026 (date of document).

Thomas N. Jones
Date: April 20, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 20th day of April, 2026.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY