Karen Johnson Davidson County
Batch# 1415375 DEEDWARR
05/04/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260504-0039707

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT260400022

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$340,000.00 Ronald L Lipscomb
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME this the
~~30th~~ 1st day of ~~April~~ may, 2026
Notary Public
CDL
MY COMMISSION EXPIRES: 1/22/30

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lipscomb **1021 Chateau Valley Ct.** **Nashville, TN 37207**	United Wholesale Mortgage LLC 700 South Blvd. E. Pontiac, MI 48341	**059-15-0A-015.00**

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 ACKNOWLEDGED, WE,

Razzaq Theron Simmons, Individually and as Administrator of the Estate of Harriett Marie Edwards

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

Ronald Lipscomb

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. 15, as shown on the map entitled the Plan of Chateau Valley, Phase I, of record in Plat Book 6900 Pages 893, 894 and 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Harriett M. Edwards, a single woman, by Warranty Deed from Ch&Ch, LLC, a Tennessee limited liability company, dated 10/7/2019 and recorded 10/11/2019 in Instrument No. 20191011-0104263, Register's Office for Davidson County, Tennessee.
The said Harriett M. Edwards a/k/a Harriett Marie Edwards died intestate on October 6, 2025. According to Order to Probate filed 3/6/2026 in Docket No. 26P406 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Razzaq Theron Simmons was appointed as Administrator and sole heir.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1021 Chateau Valley Ct., Nashville, TN 37207**
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 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 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 30th day of April, 2026.

Estate of Harriett Marie Edwards

BY: RAZZAQ THERON SIMMONS, ADMINISTRATOR
Razzaq Theron Simmons, Administrator

RAZZAQ THERON SIMMONS
Razzaq Theron Simmons, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Razzaq Theron Simmons, Administrator of the Estate of Harriett Marie Edwards the bargainor(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 and official seal at Nashville, Tennessee, this 30th day of April, 2026.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Razzaq Theron Simmons, Individurally the bargainor(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 and official seal at Nashville, Tennessee, this 30th day of April, 2026.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

I, Kirsten Virden, 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 5-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

