Bill Garrett Davidson County
Batch# 86998 DEEDWARR
05/01/2018 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $347.80
20180501-0040937

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $94,000.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2018. Notary Public My commission expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gentian Mjeshtri	**NEW OWNER**	**08612001400**
449 Rockwood Drive		
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Jessica Clemons, a married woman

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

Gentian Mjeshtri

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 on the plan of Hermitage Woods, Section 3, of record in Plat Book 5050, pages 109-110, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William O. Ewerling and wife, Mary K. Ewerling, by Warranty Deed from Brent Valley Builders, Inc., dated November 10, 1978, of record in Book 5363, page 874, Register's Office for Davidson County, Tennessee. Mary K. Ewerling conveyed her interest in subject property to William O. Ewerling, a single person, by Quitclaim Deed dated June 20, 1984, of record in Book 6347, page 310, Register's Office for Davidson County, Tennessee. William O. Ewerling died on or about August 27, 2016, and by his Last Will and Testament, Probated in the Chancery Court for Davidson County, Tennessee (Probate Division) Docket No. 18P-300, devised that subject property to be held in trust for the benefit and maintenance of his daughter, Jessica Ewerling, until she reached the age 25, with the corpus of the trust to be distributed to Jessica Ewerling upon her 25th birthday. Jessica Ewerling attained her 25th birthday prior to the death of William O. Ewerling, and is one and the same as the within named Grantor, Jessica Clemons. Subject property was never primary residence for grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 449 Rockwood Drive, Hermitage, TN 37076.

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 in 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.

Jessica Clemons Date: 4-30-18
Jessica Clemons

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Jessica Clemons, the within named Grantor(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, at office, this 30 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LELAND COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

