BOX 10-B

Karen Johnson Davidson County
Batch# 309303 **DEEDWARR**
10/31/2019 02:37:02 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20191031-0112142

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM M. MIDKIFF, ET UX	**CORNERSTONE HOME LENDING, INC.**	**119-02-0-239.00**
(NAME) **66 VALERIA STREET**	(NAME) **1177 WEST LOOP SOUTH, SUITE 700**	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS) **HOUSTON, TX 77027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, EVELYN ETHERIDGE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM M. MIDKIF AND DEBRA SUE MIDKIFF, HUSBAND AND WIFE,** 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. 176, as shown on the map entitled Sterling Heights Section Five, of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert Ervin Etheridge and wife, Ida Hazel Etheridge, by deed from Harry L. Howard and wife, Gertrude F. Howard, of record in Book 2046, page 379, dated May 13, 1952, said Register's Office. Robert Ervin Etheridge died on or about January 5, 1986, leaving Ida Hazel Etheridge as the surviving tenant by the entirety.

Ida Hazel Etheridge died intestate on or about March 2, 1998. Upon her death, the subject property passed to her heirs at law, her sons, James Nicholas Etheridge and William Eugene Etheridge (a/k/a Ethridge), as evidenced by Affidavit of Heirship of record in Instrument No. 20191031-0112141, said Register's Office. For further reference, see quitclaim deed of record in Book 11164, page 256, dated October 20, 1998, said Register's Office.

William Eugene Etheridge died on or about May 25, 2006, being unmarried and without issue.

James Nicholas Etheridge died intestate on or about March 1, 2013. Upon his death, the subject property passed to his heirs at law, his wife, Evelyn Engman Etheridge and his children, Jerry Eugene Etheridge and Cynthia Ann Etheridge Stockdale, as evidenced by Affidavit of Heirship of record in Instrument No. 20160801-0079270, said Register's Office.

Jerry Eugene Etheridge and Cynthia Ann Etheridge Stockdale conveyed their interest in the subject property to Evelyn Etheridge, by quitclaim deed of record in Instrument No. 20160801-0079271, dated June 24, 2016, said Register's Office.

****Evelyn Etheridge and Evelyn Engman Etheridge are one and the same person.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, page 37; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **66 VALERIA STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30 day of October, 2019.

x Evelyn Etheridge
EVELYN ETHERIDGE

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 **Evelyn Etheridge,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of October, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

