This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-19-6054

Karen Johnson Davidson County
Batch# 356666 DEEDWARR
02/11/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20200211-0015567

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Rachel Odom
Affiant

Subscribed and sworn to before me, this the 7th day of February, 2020

Emily Kelley
Notary Public
My Commission Expires: 10-22-23

EMILY KELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-22-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel E. Ewoldsen and Cory Ewoldsen 705 Candy Apple Cove, Antioch, TN 37013	New Owner Daniel E. Ewoldsen 3412 Richards St. Nashville, TN 37215	182 12 0A 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Katina S. Butler, single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel E. Ewoldsen and Cory Ewoldsen,** husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 278, Section Two, Apple Valley, as shown on plat of record in Instrument No. 20031204-0174333, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katina S. Butler, unmarried, by Warranty Deed from Michael Sullivan Builders, G.P a Tennessee General Partnership, of record in Instrument No. 20060905-0108961, in the Register's Office of Davidson County, Tennessee, dated August 31, 2006, and recorded on September 05, 2006.

This is ☐ improved or ☐ unimproved property located at: **705 Candy Apple Cove, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 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 their 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 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. 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 5th day of February, 2020.

GRANTOR:

Katina S. Butler

Katina S. Butler

STATE OF South Carolina
COUNTY OF Greenville

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katina S. Butler, 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 5th day of February, 2020.

Notary Public
My Commission expires: 02/02/2025

STACEY M OLIVER
My Commission Expires
NOTARY PUBLIC
02-02-2025
STATE OF SOUTH CAROLINA

202002110015567

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

