Karen Johnson Davidson County Batch# 374458 DEEDWARR 03/18/2020 03:48:30 PM 3 pgs Fees: $18.00 Taxes: $666.00 20200318-0030149	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ SUMNER (DP) The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Affiant Subscribed and sworn to before me, this 18th day of March, 2020. Notary Public My commission expires: 11-30-2020 DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm. Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amber Adkerson	**New Owner**	**08208010900**
3376 William Bailey Dr		
Nashville TN 37207		

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,

Ronald Ewing and Saunia Faust and Willieann Ewing and April Faust, heirs at law of William H. Ewing, Jr.

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

Amber Adkerson

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. 5 on the Map of Richmond Addition, as of record in Book 974, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William H. Ewing, Jr. and wife, Penny F. Ewing, by Warranty Deed from Arthur Randell Williams and wife, Betty Lou Jones Williams, dated June 21, 1966, of record in Book 4029, page 541, Register's Office for Davidson County, Tennessee. The said Penny F. Ewing's interest in the property was divested from her and convyed to William H. Ewing, Jr. by virtue of Final Decree of Divorce in the Fourth Circuit Court of Davidson County, Tennessee, Case No. 64407, dated September 13, 1972. The said William H. Ewing, Jr. having since died on August 7, 2007, property now vests in Ronald Ewing, Saunia Faust, Willieann Ewing, and April Faust. Reference is here made to Affidavits of Heirship of record as Instrument No. _202003180030147_____ and Instrument No. __202003180030148_, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 927 W Eastland Avenue, Nashville, TN 37206.

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.

_____ Date: 3/16/20
Ronald Ewing

_____ Date: 3/16/20
Saunia Faust

_____ Date: 3/16/20
Willieann Ewing

_____ Date: 3/16/20
April Faust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Ronald Ewing, Saunia Faust, Willieann Ewing, and April Faust, 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 16TH day of MARCH, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/16/22

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)

