Karen Johnson Davidson County
Batch# 462820 DEEDWARR
08/24/2020 01:00:20 PM 2 pgs
Fees: $13.00 Taxes: $939.80
20200824-0095534

WARRANTY DEED

2020-1780

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Knesha N. Ewing 458 Janette Avenue Goodlettsville, TN 37072	NEW OWNER	034.09-0-068.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Engedi Real Estate, GP, a TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Knesha N. Ewing, a unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Lot No. 86 on the Plan of Gateway, Section 1, as of record in Plat Book 3300, Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to EnGedi Real Estate GP, a Tennessee Partnership from Cheryl Reanee Adams, Executrix of the Estate of Rose Marie Palmore by Deed dated January 31, 2020 of record in Instrument #20200206-0013975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 3300, pages 39 and 40, 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 (X) improved property know as 458 Janette Avenue, Goodlettsville, TN 37072.

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 13 day of July, 2020.

ENGEDI REAL ESTATE, GP
A Tennessee General Partnership

Admin. Member

By: Benjamin J. Lapp, Admin. Member/Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Benjamin J. Lapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Admin. Member/Partner of **EnGedi Real Estate, GP**, the within-named bargainor, a Tennessee General Partnership and that he as such Admin. Member/Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EnGedi Real Estate, GP**, by himself as such Admin. Member/Partner.

Witness my hand and official seal at office, this 13 day of July, 2020.

Lee A. Cohen

Notary Public

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

