WARRANTY DEED

Karen Johnson Davidson County
Batch# 480975 DEEDWARR
09/22/2020 12:49:11 PM 3 pgs
Fees: $18.00 Taxes: $888.00

20200922-0108623

A-BN-20-837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
April Taylor	**New Owner**	
(NAME)	(NAME)	
919 Oneida Ave		**082-03-0-221.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KELLEESA A. EWING AND ERNEST LEE HILL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APRIL L. TAYLOR, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 83 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield of record in Plat Book 57, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 83 Fronts 50 feet on the Easterly side of Stockell Street and runs back between parallel lines 174 feet 3 inches to an alley.

Being the same property conveyed to William H. Ewing and wife, Maude Ewing by Warranty Deed from Willard L. Clifton and wife, Beulah I. Clifton of record in Book 4382, page 412, Register's Office for Davidson County, Tennessee, dated November 24, 1969 and recorded on November 25, 1969. The said William H. Ewing having since died, leaving his wife, Maude Ewing as the surviving tenant by the entirety.

Being the same property conveyed to Ernest L. Ewing by Quitclaim Deed from Maude Ewing of record in Instrument No. 20041130-0142498, Register's Office for Davidson County, Tennessee, dated November 29, 2004 and recorded on November 30, 2004.

Being the same property conveyed to Ernest L. Ewing by Quitclaim Deed from Maude Ewing, of record in Instrument No. 20041230-0154771, Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on December 30, 2004.

The said Ernest L. Ewing a/k/a Ernest Lee Ewing, died April 29, 2019, and bequethed said property to Kelleesa Ann Ewing and Ernest Lee Hill as evidenced by Last Will and Testament in the 7th Circuit Court for Davidson County, Nashville, Probate Division Docket No. 19P806.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 35, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **837 Stockell St, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Ernest Lee Hill by Alan Houshoulder as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN HOUSHOLDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERNEST LEE HILL, and who acknowledged he/she/they executed the same as the free act and deed of the said ERNEST LEE HILL.

Witness my hand and official seal, this the 18 of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 18 DAY OF SEPTEMBER, 2020.

P.O.A. For Kelleesa Ewing

Kelleesa A. Ewing by Adam Barber as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM BARBER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLEESA A. EWING, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLEESA A. EWING.

Witness my hand and official seal, this the 18 of September, 2020.

Notary Public
My Commission Expires: 3/6/24
(SEAL)

