WARRANTY DEED

Karen Johnson Davidson County
Batch# 503279 DEEDWARR
10/29/2020 12:28:19 PM 3 pgs
Fees: $18.00 Taxes: $629.00

20201029-0125934

A-KE-20-3108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 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)
Greg Farricielli	**New Owner**	
(NAME) **1845 Belle Arbor Drive**	(NAME)	**070 09 0 068.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 ANN 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 **GREG FARRICIELLI,** 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:

Being the Westerly 33.8 feet of Lot No. 2 and the Easterly 16.2 feet of Lot No. 5 on the Plan of H.E. Simkin's Division of the L.G. Curtis Lands, of record in Plat Book 547, Page 39, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 50 feet on the Northerly side of Curtis Street, and run back between lines, (parallel lines), 180 feet to a dead line.

Being the same property conveyed to Ernest Ewing, by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9798, Page 630, in the Register's Office of Davidson County, Tennessee, dated September 14, 1995 and recorded on September 19, 1995. The said Ernest Ewing is deceased as of April 29, 2019.

The said Ernest Ewing a/k/a Ernest Lee Ewing a/k/a Ernest L. Ewing, died on 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.

**The subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H.E. Simkin's Division of the L.G. Curtis Lands, as recorded in Plat Book 547, Page(s) 39.
- Department of Codes & Building Safety Re: Property Standards Order for Demolition or Removal of Structure recorded in Instrument No. 20200918-0107347.
- Taxes for 2021 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: **3108 Curtis Ave, Nashville, Tennessee 37218**.

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.

Witness my/our hand(s) this the 26 DAY OF OCTOBER, 2020.

Kelleesa Ewing by Adam Barber POA 03/01/4

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 26th of October, 2020.

Notary Public
My Commission Expires: 10/02/2023
(SEAL)

JANALEE BOROFF MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 26 DAY OF OCTOBER, 2020.

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

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 26th of October, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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