Karen Johnson Davidson County
Batch# 518602 DEEDWARR
11/19/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201119-0136288

WARRANTY DEED

MARGARET MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-VRES-20-3633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

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)
Kenneth A. Ewing and Arlene Ewing	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**050-11-0-167.00-CO**
3633 Chesapeake Drive	4410 N. Ravenswood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Chicago IL 60640	
(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, **KRISTIN OWEN AND MICHAEL OWEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH A. EWING AND ARLENE EWING, HUSBAND AND WIFE,** 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. 34 on the Plan of Section Four, Timberwood Estates of record in Plat Book 6900, Page 228, in the 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 Kristin Owen and Michael Owen, wife and husband by Warranty deed from John Eric Kittrell, married of record in Instrument No. 20150519-0046028 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 228, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7159, Page 654, in the Register's Office for Davidson County, Tennessee.
- Subject to Natural Gas Line Easement of record in Book 6515, Page 647, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3633 Chesapeake Drive, 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.

Witness my/our hand(s) this the 16th DAY OF NOVEMBER, 2020.

Kristin Owen by Margaret Means, Attorney in Fact

Kristin Owen by Margaret Means,
Attorney in Fact

Michael Owen by Margaret Means, Attorney in Fact

Michael Owen by Margaret Means,
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, Margaret Means, 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 KRISTIN OWEN AND MICHAEL OWEN, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTIN OWEN AND MICHAEL OWEN.

Witness my hand and official seal, this the 16th of November, 2020.

Briana Gage

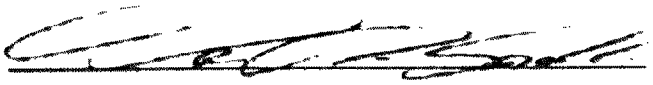
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

True Copy Certification

I, Devan P. Spinelli, 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.

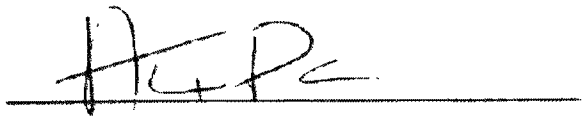


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

