WARRANTY DEED

Karen Johnson Davidson County
Batch# 543476 DEEDWARR
12/29/2020 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20201229-0154441

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 3/6/2021

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornerstone Investments, Inc., a Tennessee Corporation	Same as owner	10501053800
(NAME)	(NAME)	
718 Thompson Lane, #108		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joe L. Etter, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cornerstone Investments, Inc., a Tennessee Corporation,** 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. 35 on the Plan of Southside Park of record in Book 4460, Page 61, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe L. Etter and Madeline B. Etter, by deed of record in Book 4872, Page 202, Register's Office for Davidson County, Tennessee.

Said interest now vested in Joe L. Etter, as surviving tenant by the entirety, the said Madeline B. Etter having since died August 25, 2020.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1010 Southside Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 28 day of December, 2020.

Joe L. Etter

Joe L. Etter

State of Missouri
County of St. Louis

Personally appeared before me Joe L. Etter, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of December, 2020.

Notary Public Jennifer Botello
My Commission Expires: 09-02-2023

File No.: 15197

JENNIFER RENE BOTELLO
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 19338964
My Commission Expires 09-02-2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

