39B

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11263-MC

Karen Johnson Davidson County
Batch# 614156 DEEDWARR
04/13/2021 03:28:00 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210413-0049389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Subscribed and sworn to before me, this the 31st day of March, 2021.

Notary Public
My Commission Expires: 7/9/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher P. Drews and Emily A. Drews 5212 Indiana Avenue Nashville, TN 37209	CapStar 2002 Richard Jones Rd #300A Nashville, TN 37215	~~091111E00100CO~~ 091-11-0-14200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Cathy Sewell, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher P. Drews and Emily A. Drews, husband and wife,** hereinafter called the Grantee(s), his/her/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 Unit A on the Plan of 5212 Indiana Avenue Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 5212 Indiana Avenue Homes, as set forth in Exhibit "B" of record in Instrument No. 20200214-0016939 and amended in Instrument No. 20210408 - 0047220, 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 Cathy Sewell by Warranty Deed from Patricia McBee, a widow, of record in Instrument No. 20190521-0047666 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019.

This is ☒ improved or ☐ unimproved property located at: **5212 Indiana Avenue Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2021.

GRANTOR:

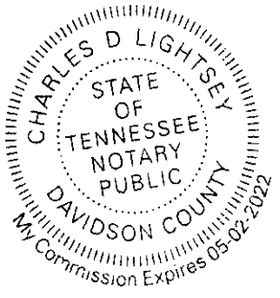
C Sewell

Cathy Sewell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cathy Sewell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2021.



Notary Public
My Commission expires: 5/2/22