Name and Address of New Owner:
Daniel Ray Canfield
5039 Drakes Branch Rd.
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 654535 DEEDWARR
06/10/2021 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $18.50
20210610-0078662

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 048-00-0-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert J. McEwen, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Ray Canfield,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the 13th , formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake and iron pin in the east side of a driveway leading to the former W. M. Swafford homesite, south 4 degrees 30' West 375 feet to an iron pin; thence North 34 degrees 30' West 337 feet to an iron pin; thence North 5 degrees 30' East 565 feet to a fence post; thence South 58 degrees 00' East 110 feet to a 30 inch Oak and iron pin; thence South 61 degrees 15' East 175 feet to an iron pin; thence South 5 degrees 15' West 65 feet to an iron pin; thence South 80 degrees 00' East 72 feet to the point of beginning; the same containing 3 acres, more or less, being part of lot No. 8 in subdivision of the W. J. Drake land of record in Minute Book "J", page 396 and 397, County Court for said County.

Being the same property conveyed to Jesse Houchin and wife, Frances Houchin, by Installment Deed from William M. Swafford, Sr., and wife, Pirleen Swafford, of record in Book 4575, page 852, Register's Office for Davidson County, Tennessee, dated April 19, 1971 and recorded on February 11, 1972.

Being the same property conveyed to John Wayne Houchin by Quitclaim Deed from Jesse Houchin, and wife, Frances Houchin, of record in Book 7908, page 39, Register's Office for Davidson County, Tennessee, dated August 04, 1989 and recorded on August 04, 1989.

Being the same property conveyed to Robert J. McEwen and wife, Linda S. McEwen by Quitclaim Deed from John Wayne Houchin, unmarried, of record in Instrument No. 20090918-0087270 Register's Office for Davidson County, Tennessee, dated September 17, 2009 and recorded on September 18, 2009. The said Linda S. McEwen died on January 18, 2021 leaving Robert J. McEwen as the surviving tenant by the entirety.

Being also known as 5001 Drakes Branch Road, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of June, 2021.

Robert J McEwen (SEAL)
Robert J. McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert J. McEwen, 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 this 9th day of June, 2021.

Sarah Lile
Notary Public

My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of June, 2021.

Notary Public
My commission expires: 9.2.24



Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON