Karen Johnson Davidson County
Batch# 657151 DEEDWARR
06/15/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210615-0080829

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22
(AFFIX SEAL)

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Carrie A. Brewer | Carrie A. Brewer | Parcel ID: 060 01 0 028.00 |
| (NAME) | (NAME) | |
| 444 Ewing Lane | 444 Ewing Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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/WE, **Christopher Salazar, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carrie A. Brewer, a single woman**, 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 situated in Davidson County, Tennessee, TN, being Lot No. 22 on the Plan of SECTION ONE, ALDRICH HEIGHTS, as of record in Book 2083, Page 76. Register's Office for said County. Said Lot No. 22 fronts 80 feet on the Southeasterly side of Old Ewing Lane and extends back in a Southeasterly direction 233.38 feet on the Northeasterly side and 274.65 feet on the Southwesterly side, to a line in the rear measuring 90 feet, thereon.

Being the same property conveyed to Christopher Salazar, a single man, by Warranty Deed from Jeramie D. Tinsley, a married woman, of record in Instrument No. 20180906-0088189, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 444 Ewing Lane, Nashville, TN 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 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 our hands this 2 day of June, 2021

Christopher Salazar

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Christopher Salazar, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and ~~official seal,~~ this the 2nd day of June, 2021.

Notary Public

My Commission Expires: 7/17/23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

