Karen Johnson Davidson County
Batch# 694286 DEEDWARR
08/11/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20210811-0108092

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Bernadine Blasuci
Affiant

Subscribed and sworn to before me, this 10th day of August, 2021.

Jennifer Russell
Notary Public

My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 421 Hickory Glade Dr Trust		**162010A01700CO**
PO BOX 695	**SAME**	
MADISON, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rhondalyn J Ewen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 421 Hickory Glade Dr Trust

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 Unit No. 17, on the Site Plan of Phase I, Hickory Glade, of record in Plat Book 62550, Page 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made more a more complete and accurate legal description of said property.

Being the same property conveyed to Rhondalyn J. Ewen, unmarried, by Warranty Deed from David C. Haines, unmarried, dated February 1, 2006, of record in Instrument No. 20060203-0013530, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 421 Hickory Glade Dr, Antioch, TN 37013.

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 in 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.

Rhondalyn J Ewen Date: 8/9/21
Rhondalyn J Ewen

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Rhondalyn J Ewen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Angela Grace Vance, do hereby make oath that I am a licensed attorney and/~~or~~ the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

8/9/21.

Date

Affiant Signature

8/9/21

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

