Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 707904 DEEDWARR
08/31/2021 01:53:03 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210831-0117374

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on August 31, 2021.

NOTARY PUBLIC
My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35058

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony Ewing P.O. Box 15903 Nashville, TN 37215	SAME AS NEW OWNER	115-15-087

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Anthony Ewing, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 77 on Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin McGinn by Warranty Deed from Sherry Gilbert Goodman, unmarried, of record as Instrument No. 20210331-0041994 in the Register's Office for Davidson County, Tennessee, dated March 30, 2021, and recorded March 31, 2021. Subject property has not been the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Plan of record in Plat Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.

This property is also known as unimproved property located at 6324 Jocelyn Hollow Road, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 31st day of August 2021.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 31, 2021, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 31, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025