Karen Johnson Davidson County
Batch# 717456 DEEDWARR
09/16/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210916-0124354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/1/23
(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stefan Christopher Iwanicki and Christian Iwanicki, husband and wife 902 McMahan Avenue Nashville, TN 37216	New owner	061-10-0-140.00

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, **Rita Carole Etter and Angela Celeste Etter**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stefan Christopher Iwanicki and Christian Iwanicki, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 10 and 11, Tract I, of Phillips Subdivision, as of record in book 2083, Page 41, Register's Office for said County.

Said parts of lots Nos. 10 and 11 front 30 feet on the turn-around and run back approximately radially between lines 218.84 feet on the northerly line with the southerly line of lot No. 9 on said plan to the fence line of the L & N Railroad, and 126.03 feet to the margin southerly margin of said subdivision, and measuring on the rear line 162 feet on the southerly margin of said subdivision and 20 feet on the westerly margin of said railroad fence.

Being the same property conveyed to Earl E. Etter, a single person by Warranty Deed from Charles Phillips and wife, Gladys Phillips, dated 10/06/1954, of record in Book 2301, Page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George B. Potts, Trustee by Warranty Deed from Earl E. Etter and wife, Alene A. Etter, And Now Being the same property conveyed to Earl E. Etter and wife, Alene A. Etter by Warranty Deed from George B. Potts, Trustee, dated 11/14/1966 and recorded 03/20/1967, of record

in Book 4112, Page 819, Register's Office for Davidson County, Tennessee.

The said Earl E. Etter died on 09/29/2018, leaving the said Aileen Etter the sole surviving tenant by the entirety.

The said Aileen Etter died testate on 08/02/2020, devising subject property to Rita Carole Etter and Angela Celeste Etter, as evidenced in Last Will and Testament of Aileen Elizabeth Etter, File No. 20P1305, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 902 McMahan Avenue, Nashville, TN 37216

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 my/our hand(s) this the 13th day of September, 2021.

Rita Carole Etter

Rita Carole Etter

Angela Celeste Etter

Angela Celeste Etter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rita Carole Etter and Angela Celeste Etter with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 13th of September, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 Sept. 13 2021.

Tracey Trumphour
Affiant
Date: 9-13-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY