RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 741984 DEEDWARR
10/22/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211022-0142468

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $250,000.00.

Affiant

Sworn to and subscribed before me this 20th day of October, ~~2021~~ 2021

Notary Public

My Commission Expires: 2/19/24

(SEAL)

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Walter Ellison 3181 Ewingdale Dr Nashville, TN 37207	New Owner(s)	060-01-0-198.00

This Indenture is made on the 18th day of October, 2021, by and between **RICKY A. RAINES, A SINGLE MAN** ("Grantor"), and **WALTER ELLISON** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One, Golden Valley Estates of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky A. Raines by QuitClaim deed from Mindy W. Raines of record in Instrument No. 20100701-0051758 Register's Office for Davidson County, Tennessee, dated May 21, 2010 and recorded on July 1, 2010.

This is improved property known as 3181 Ewingdale Dr, Nashville, TN 37207.

This conveyance is being made subject to:

1. Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 060-01-0-198.00

2. All matters shown on the Plan of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4447, Page 108, Book 4447, Page 594, Book 8237, Page 75 and Book 4468, Page 209, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt

under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Restrictions of record in Book 4555, Page 44, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of October, 2021.

GRANTOR:

Ricky A. Raines

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RICKY A. RAINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of October, 2021.

Patti Robitaille
Notary Public

My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 19, 2021**.

Date

Affiant Signature

10/21/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY