Karen Johnson Davidson County
Batch# 743388 DEEDWARR
10/26/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211026-0143509

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

JM-RMX-21-4108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terence Ewing	**NEW OWNER**	
(NAME) **4108 Home Haven Drive**	(NAME) 4108 Home Haven Drive	**058-15-0-167.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE H. HOWARD, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERENCE EWING,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Gold Key Addition of record in Plat Book 4675, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 107.51 feet on the Southerly side of Home Haven Drive and extends back 155.75 feet on the Easterly line and 160.0 feet on the Westerly line to a dead line in the rear measuring 94.95 feet thereon.

Being the same property conveyed to George H. Howard, Jr., unmarried by Warranty deed from James C. Beene, Jr. and wife, Charlcie J. Beene of record in Book 7899, page 865, Register's Office for Davidson County, Tennessee, dated July 26, 1989 and recorded on July 28, 1989.

The grantor has since married. Karen Cook-Howard, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying their marital interest in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 4675, Page (s) 14 and 15, Register's Office for Davidson County, Tennessee.
- Restrictions and Easements of record in Book 4734, Page 761, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7542, Page 362, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of record in Book 7366, Page 906, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4108 Home Haven Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th DAY OF OCTOBER, 2021.

George H. Howard, Jr.

Karen Cook-Howard

Karen Cook-Howard, spouse of George H. Howard, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest Karen Cook-Howard may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE H. HOWARD, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: 1-3-2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN COOK-HOWARD, the within named bargainor, 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 and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: 1-3-2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Elissa Schmidtt, 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 10-15-21.

Affiant Signature

10-15-21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of Oct., 2021

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY