Karen Johnson Davidson County
Batch# 844163 DEEDWARR
04/22/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,560.66
20220422-0046716

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220300068

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$421,800.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of April, 2022. Eliza Whitfield
Notary Public
MY COMMISSION EXPIRES: 5-5-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lindsay Sherrill and Graham Todd Sherrill **448 Ewing Lane** **Nashville, TN 37207**	F&M Bank 10 Cadillac Drive Suite 100 Brentwood, TN 37027	**060-01-0-026.00**

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 ACKNOWLEDGED, WE,

Arthur W. Essery, an unmarried man an 80% undivided interest and Susan Atkin, an unmarried woman, a 20% undivided interest

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

Mary Lindsay Sherrill and Graham Todd Sherrill, Wife and Husband

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 Lot No. 20 on the Plan of Section One, Aldrich Heights, as of record in Book 2083, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70 feet on the southeasterly side of Old Ewing Lane and runs back between lines, measuring 260.6 feet on the northeasterly line and 226.73 feet on the southwesterly line to a dead line in the rear, measuring 136 feet thereon.

BEING the same property conveyed to Arthur W. Essery, by Warranty Deed from Betty Deal Gregory, unmarried, dated 10/19/2016 and recorded 10/24/2016 in Instrument No. 20161024-0112375, in the Register's Office of Davidson County, Tennessee. The said Arthur W. Essery, an unmarried man, having further conveyed a twenty percent (20%) undivided interest to Susan Atkin, an unmarried woman, by Quitclaim Deed dated 7/9/2019 and recorded 7/11/2019 in Instrument No. 20190711-0067483, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **448 Ewing Lane, Nashville, TN 37207**
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 our hands this 13th day of April, 2022.

Arthur W. Essery

Susan Atkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur W. Essery and Susan Atkin the bargainor(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 and official seal at Nashville, Tennessee, this 13th day of April, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/15/2022 ____ (date of ~~document~~).

Affiant Signature

04/15/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of April, 2022.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025