Prepared By

Name: WILLIAM B. EWING SR
Address: 217 SOLNESS AVE
NASHVILLE
State: TENNESSEE Zip Code: 37218

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: KAYLIN TURNER EWING
Address: 3004 SUNNYVIEW CT
NASHVILLE
State: TENNESSEE Zip Code: 37218

Tax Parcel ID #: 059050236.00

Karen Johnson Davidson County
Batch# 860490 DEEDQC
05/23/2022 09:59:21 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20220523-0059380

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS ($ 10.00) in hand paid to WILLIAM B. EWING SR , a _____, residing at 217 SOLNESS AVE , County of DAVIDSON , City of NASHVILLE , State of TENNESSEE (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to KAYLIN T. EWING , a _____, residing at _____, County of DAVIDSON , City of NASHVILLE , State of TENNESSEE (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

SOURCE OF TITLE: 20170320-0027155

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

William B. Ewing Sr.
Grantor's Signature

WILLIAM B. EWING SR
Grantor's Name

217 SOLNESS AVE
Address

NASHVILLE, TN 37218
City, State & Zip

K.T. Ewing
Grantor's Signature

KAYLIN TURNER EWING
Grantor's Name

3004 SUNNYVIEW CT
Address

NASHVILLE, TN 37218
City, State & Zip

In Witness Whereof,

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Ewing Sr & Kaylin Ewing whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of May, 2022

LaQuan Jackson
Notary Public

My Commission Expires: 3-6-2024

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10,000.00.

William B. Ewing SR.
Affiant

Subscribed and sworn before me, this 2nd day of May, 2022

La Quan Jackson
Notary

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 6, 2024

BILL GARRETT, Davidson County
Trans:T20170023640 DEEDWARR
Recvd: 03/20/17 15:44 2 pgs
Fees:13.00 Taxes:675.25
20170320-0027155

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of February, 2017.

NOTARY PUBLIC

My commission expires: 9/25/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kaylin T. Ewing and William B. Ewing, Sr. (NAME)	First Community Mtg. Inc (NAME)	05905023600
3004 Sunnyview Court (ADDRESS)	275 Robert Rose Dr. (ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $182,500.00 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 **Jeffery Powell,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Kaylin T. Ewing, a single person and William B. Ewing, Sr., a single person, tenants in common with right of survivorship,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.241 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County, Said Lot No. 241 Fronts 80.2 Feet on the easterly side of Sunnyview Court, and extends back 112.9 feet on the northerly line and 152.0 feet on the southerly line, to a broken line in the rear, measuirng 106.9 feet theron.

Being the same property conveyed to Jeffery Powell, by deed from Eric Sox, a married man and George Brandt, a married man, recorded in Instrument Number 20160726-0076670, dated July 22, 2016, said Register's Office. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 3004 Sunnyview Court, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject