Karen Johnson Davidson County
Batch# 898472 DEEDWARRSP
08/03/2022 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20220803-0088511

This instrument prepared by:
MATTHEW KNABLE, Attorney at Law
P.O. BOX 52773
KNOXVILLE, TN 37950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NASHAWN ANEEDRA HILL	**NASHAWN ANEEDRA HILL**	**18215DB06400CO**
2512 PRAIRIE HILL DRIVE	**2512 PRAIRIE HILL DRIVE**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

FOR AND IN CONSIDERATION of $475,000.00, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BRIANNA CHRISTINE MACDOUGALL, AS PERSONAL REPRESENTATIVE AND INDIVIDUALLY AS TO A UNDIVIDED 50% AND MICHAEL JOSEPH EVANS, AS TO AN UNDIVIDED 50% FOR THE ESTATE OF DIANNA ESTHER EVANS ALSO KNOWN AS DIANNA EVANS, DECEASED** has/have this day bargained and sold, and do hereby transfer and convey unto the said **NASHAWN ANEEDRA HILL, UNMARRIED** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in Davidson County, Tennessee, Being Lot No. 64, on the Plan of Final Plat Clover Glen, Phase 2, shown on plat of record in Instrument 20190221- 0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dianna Evans, an unmarried woman, from Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed on September 30, 2019, and recorded on October 21, 2019, Instrument No. 20191021-0107726, Register's Office for Davidson County, Tennessee.*****

Property known as: **2512 PRAIRIE HILL DRIVE, ANTIOCH, TN 37013.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 the hands and seal of said Grantors this 28th day of July 2022.

BRIANNA CHRISTINE MACDOUGALL, AS PERSONAL REPRESENTATIVE

BRIANNA CHRISTINE MACDOUGALL INDIVIDUALLY

STATE OF)
) SS.
COUNTY OF)

On this 28th day of July 2022, before me personally appeared **BRIANNA CHRISTINE MACDOUGALL, AS PERSONAL REPRESENTATIVE AND INDIVIDUALLY** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

Notary Public
My Commission Expires: My Commission Expires October 21, 2024

**** Dianna Ester Evans passed away on 2/2/2021 and LOA Docket No: 21P1626 was filed November 10, 021 making Brianna Christine MacDougall the PR and then they recorded the 2 Affidavits giving 0% to Brianna Christine MacDougall and 50% to Michael Joseph Evans, her only heirs.

WITNESS the hands and seal of said Grantors this 28th day of July 2022.

MICHAEL JOSEPH EVANS

STATE OF)
) SS.
COUNTY OF)

On this 28 day of July 2022, before me personally appeared **MICHAEL JOSEPH EVANS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

Notary Public
My Commission Expires: ~~My Commission Expires~~
October 21, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN

COUNTY OF Davidson

Sworn to before me this 28th day of July, 20 22.

Notary Public

My Commission Expires: My Commission Expires October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
NASHAWN ANEEDRA HILL
2512 PRAIRIE HILL DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
NASHAWN ANEEDRA HILL
2512 PRAIRIE HILL DRIVE
ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/28/22 (date of document).

Affiant Signature

8/1/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of Aug., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

