Karen Johnson Davidson County
Batch# 909073 DEEDWARR
08/26/2022 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220826-0096809

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220742029

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2022.

Notary Public
My Commission Expires: 1-6-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Natalie Koger 3076 Buenaview Blvd Nashville TN 37218	New Owner	Tax Parcel ID No. 059 05 0 132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip J. Ewing, married,**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie Koger, unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, Page 81, Register's Office for said County.

Said Lot No. 137 fronts 90.53 feet on the Northerly margin of Buenaview Boulevard and extends back 120 feet on the Easterly line and 131.9 feet on the Westerly line to a dead line in the rear measuring 81.37 feet thereon.

Being the same property conveyed to Baxter Ewing and wife, Mattye F. Ewing, by Warranty Deed from Philip J. Ewing and wife, Juanita B. Ewing, of record in Book 6424, Page 227, Register's Office for Davidson County, Tennessee, dated November 9, 1984 and recorded on November 12, 1984. The said Mattye F. Ewing died on April 20, 2014, then Baxter Ewing died on August 29, 2020 intestate. See Probate Case No. 20P1929, Davidson County, Seventh Circuit Court. Baxter Ewing having died intestate. Philip J. Ewing being his only surviving heir as referenced in Affidavits of Heirship of record in Instrument No.202208260096808, Davidson County, Tennessee dated August 18, 2022, recorded _____.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista Estates Section 4, as recorded in Plat Book 4300, Page(s) 81.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4484, Page 533.

This is improved property located at 3076 Buenaview Blvd Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2022.

Philip J. Ewing

Philip J. Ewing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip J. Ewing, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 August 26 2022.

Affiant Signature

8/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022