Karen Johnson Davidson County
Batch# 932827 DEEDQC
10/21/2022 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221021-0114992

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Thalia S. Ewing, unmarried, and Kenon T. Ewing, married,** ("Grantors"), hereby sell, remise, release, convey, and quit claim unto **Dante L. Ewing, unmarried,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit #245 on the plan of Re-Subdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Book 5200, Page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantors herein by Affidavits of Heirship of record at Instrument Numbers 202210210114990 and 202210210114991 in Register's Office for Davidson County, Tennessee. ***Grantors warrant that this property is not their primary residence, and that said property was never used as a marital residence.**

IN TESTIMONY WHEREOF we have executed this instrument the 20th day of October 2022.

Thalia S. Ewing

Kenon T. Ewing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Thalia S. Ewing**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of October, 2022.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kenon Ewing**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of October, 2022.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

For recording information only

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 20th day of October, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**245 Cedarwood Ln, Madison, TN 37115**
TAX PARCEL NO.:	042-02-0-A-245.00
PROPERTY OWNER:	**Dante L. Ewing**
OWNER'S ADDRESS:	4328 West Hamilton Rd, Nashville, TN 37218
MAIL TAX BILLS TO:	4328 West Hamilton Rd, Nashville, TN 37218

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 October 20, 2022.

Affiant Signature

10/20/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022