Karen Johnson Davidson County
Batch# 937880 DEEDWARR
11/04/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20221104-0118944

6095

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of October, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Native Properties, LLC	Native Properties, LLC	133 07 0 035.00
(NAME) 17 Annandale	(NAME) 17 Annandale	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Edward E. Ferrell and Clabren J. Ferrell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Native Properties, LLC, a Tennessee limited liability** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Section III, Parma-Heights, as of record in Book 2330, page 60, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 85.0 feet on the westerly side of Hewlett Court and runs back between lines 192.8 feet on the northerly line and 100.09 feet on the southerly line, to a dead line in the rear, measuring 100.65 feet thereon. Being the same property conveyed to John Ferrell and Wife, Daisy Ferrell by Warranty Deed from C.A. Wheeler, Jr., and Wife Alice Thorne Wheeler, dated 09/21/1956, of record in Book 2595, Page 405, Register's Office for Davidson County, Tennessee.

The said John Ferrell died on 03/17/1978, leaving the said Daisy Ferrell the sole surviving tenant by the entirety.

Being the same property conveyed to Mark A. Ellmore, Jr. Trustee, by Quitclaim Deed dated February 2, 2000 from Daisy Ferrell, a widow of record as Instrument No. 20000211-0014102, in the Register's Office for Davidson County, Tennessee, and by the same Instrument, the said Mark A. Ellmore, Jr., Trustee having conveyed said property to Edward E. Ferrell and Clabren J. Ferrell, as joint tenants with rights of survivorship with life estate reserved in and to Daisy Ferrell, The said Daisy Ferrel died 12/07/2021.

Being the same property conveyed to Edward E. Ferrell and Clabren J. Ferrell, as joint tenants with right of survivorship, by Quitclaim Deed from Daisy Ferrell, unmarried, dated 06/06/2012, of record in Instrument 201206080050396, Register's Office for Davidson County, Tennessee.

Subject to taxes for 2023 and all subsequent years, a lien not yet due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3607 Hewlett Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of October, 2022

Edward E. Ferrell

Clabren J. Ferrell

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 Edward E. Ferrell and Clabren J. Ferrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2022

Notary Public:
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 31 day of October 2022.

Ernest D. Bennett III 10/31/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 31 day of October 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023