Karen Johnson Davidson County
Batch# 939973 DEEDWARR
11/10/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221110-0120595

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2022.

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

MY COMMISSION EXPIRES: 05-21-2025
(AFFIX SEAL)

17-NSH22-05136

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vivian Jonelle Williams 211 Myhr Green Nashville, TN 37221	Vivian Jonelle Williams 211 Myhr Green Nashville, TN 37221	142-07-0C-069.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen O. Ewers, an unmarried person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vivian Jonelle Williams, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 69 on the plan of Ashley Green as described in Master Deed of record at Book 7184, page 44, and as shown on Exhibit "C" thereto at Book 7184, page 112, and as further described in the By-Laws thereto at Book 7184, page 71, as corrected at Book 7467, page 279 and amended at Book 7482, page 312, all recorded in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit, together with that portion or percentage of the undivided interest in the common elements and appurtenances there to, as therein described.

Being the same property conveyed to Helen O. Ewers, an unmarried person by Warranty deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation of record in Book 8719, page 655, Register's Office for Davidson County, Tennessee, dated August 31, 1992 and recorded on September 02, 1992. (Value or consideration shown in aforementioned deed $89,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 211 Myhr Green, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 7th day of November, 2022

Helen O Ewers
Helen O. Ewers

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Helen O. Ewers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 7th day of November, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly Ray, 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 11/07/22.

Date

Holly Ray

Affiant Signature

11/07/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY