Karen Johnson Davidson County
Batch# 946519 DEEDWARR
12/01/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221201-0125889

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

DM-P-22-1421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03/03/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathaniel B. Stein and Danielle E. Thomas	NEW OWNER	
(NAME) 1421 Greenwood Ave	(NAME)	083 02 0 039.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **WARREN EBANKS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHANIEL B. STEIN AND DANIELLE E. THOMAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 41 feet of Lot No. 3 and the Westerly 11 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, as of record in Plat Book 332, Page 22, Register's Office for said County.

Said parts of Lots 3 and 4 adjoin and front together 52 feet on the Northerly side of Greenwood Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Warren Ebanks, an unmarried man, by Quitclaim Deed from Warren Ebanks, an unmarried man, and Gwen Morgan, an unmarried woman, of record in Instrument No. 20220627-0073617, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022 and recorded on June 27, 2022.

Being the same property conveyed to Warren Ebanks, an unmarried man and Gwen Morgan, an unmarried woman, by Quitclaim Deed from Warren Ebanks, an unmarried man, of record in Instrument No. 20201019-0121077, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020 and recorded on October 19, 2020.

Being the same property conveyed to Warren Ebanks, a married man, by Warranty Deed from Robbie J. Ellison, a single person, of record in Instrument No. 20171009-0103218, in the Register's Office of Davidson County, Tennessee, dated October 6, 2017 and recorded on October 9, 2017; Also see Divorce decree of record in Case No. 18D116.

This conveyance is subject to:
- Property taxes for 2023 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H. M. Doak's Subdivision, as recorded in Plat Book 332, Page(s) 22 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20220209-0014980.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1421 Greenwood Ave, Nashville, Tennessee 37206.

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), their heirs and 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), 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/our hand(s) this the 29 DAY OF NOVEMBER, 2022.

Warren Ebanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARREN EBANKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2022.

Notary Public
My Commission Expires: 09/02/2024
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 1, 2022 (date of document).

Affiant Signature

December 1, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023