Karen Johnson Davidson County
Batch# 955484 DEEDWARR
12/28/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,020.61
20221228-0133030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,110.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2025

DM-C-22-338-C

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)
Jeffrey Daniel Mackie and Camee Lee Mackie	Jeffrey Daniel Mackie and Camee Lee Mackie	
(NAME) **338 Ewing Drive #C**	1733 Box (NAME) Wood Dr	060 02 0C 001.00
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Nashville, TN 37211	
(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, **JAMES FINEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMEE LEE MACKIE AND JEFFREY DANIEL MACKIE, WIFE AND HUSBAND,** 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 Unit A of Three Thirty Eight Ewing Drive II a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Three Thirty Eight Ewing Drive 11, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210721-0097810, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to James Fineman by Warranty deed from InvestSmart TN LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210308-0030121 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 08, 2021. The above-described property has never been the principal marital residence for the grantor and his/her spouse.

This conveyance is subject to:
- County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lot 2, Eden Estate, as recorded in Instrument No. 20210708-0091795.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210721-0097810.
- Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20210902-0118643.
- Charter of record in Instrument No. 20210729-0102355.
- Rights of others in and to any party walls located on the subject property.
- Subject to rights of others in and to common areas and/or elements.
- Notice of Completion recorded in Instrument No. 20221206-0127333.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **338 Ewing Drive #C, Nashville, Tennessee 37207**.

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 22 DAY OF DECEMBER, 2022.

James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FINEMAN, 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 23rd of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

LINDSAY B FAITH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03.02.2024
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/22/22 (date of document).

Jennifer L. Pennell

12/28/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of December, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

