# WARRANTY DEED




DM-CRE-22-338D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Mary E Niland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 969582 **DEEDWARR**
02/13/2023 08:11:44 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20230213-0010084

**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) |
|---|---|---|
| **Mary Niland** | **LoanDepot.com LLC** | |
| (NAME) | (NAME) | |
| **338 Ewing Dr D** | **6561 Irvine Center Drive** | **060 02 0C 002.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Irvine, CA 92618** | |
| (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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY NILAND, SINGLE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. D of Three Thirty Eight Ewing Drive II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Three Thirty Eight Ewing Drive II, a Horizontal Property Regime, of record in Instrument Number 20210721-0097810, and Scrivener's Affidavit recorded in Instrument 20221219-0130646 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part 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, in the Register's Office of 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 current spouse.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eden Estate, as recorded in Plat Book 4060, Page 44.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **338 Ewing Dr D, 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 6th DAY OF FEBRUARY, 2023.

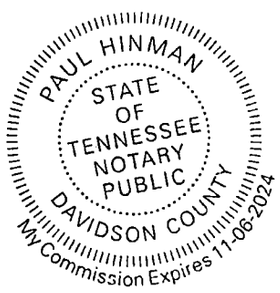
James Fineman

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 6th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




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