This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 976931 DEEDWARR
03/03/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20230303-0015445

ADDRESS NEW OWNER:
Zachary David Ewell
8207 Sawyer Brown Road A-5
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Modern Mortgage Lending
30070 Temecula Parkway #201
Temecula CA 92592

MAP 142
GROUP 01 0A
PARCEL 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments, Inc., a Tennessee Corporation,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Zachary David Ewell and Kaylee Ann Ewell, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. A-5, together with the Carport designated No. A-5-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation, by Administrator's Deed from A. Michelle Poss, Administrator for The Estate of Janie Evangeline Murphree, Davidson County Probate Docket Case Number 22P-266, dated July 22, 2022 and filed of record July 29, 2022 in Instrument No. 20220729-0086596, Register's Office for Davidson County, Tennessee. The said Janie Evangeline Murphree having died January 26, 2022.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of River Plantation Condominiums, of record in Book 4460, Page 59, said Register's Office.

3. Master Deed of record, Book 4562, Page 474, and amended in Instrument Nos. 20051020-0126564 and 20140219-0014288, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 8207 Sawyer Brown Road A-5, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zachary David Ewell and Kaylee Ann Ewell, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 2nd day of March 2023.

Cornerstone Investments, Inc., a Tennessee Corporation

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investments, Inc., a Tennessee Corporation,** the within named bargainor, a Tennessee Corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Corporation as such President.

WITNESS my hand and official seal at office this 2nd day of March 2023.

NOTARY PUBLIC
My Commission Expires: 2-21-27

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $294,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of March 2023.

NOTARY PUBLIC
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 03/02/23 **(date of document).**

Emma Howard

Affiant Signature

Date: 03/02/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** March, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

