Karen Johnson Davidson County
Batch# 982714 DEEDWARR
03/21/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,165.35
20230321-0020187

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63054
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark A. Serdar Christy A. Serdar 2908 Primrose Circle Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704037100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$855,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth Ann Ewing, an unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Serdar and Christy A. Serdar, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19, Block B, on the Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Ann Ewing, an unmarried woman, by Warranty deed from Anna J. Long Humphrey and Seth T. Humphrey, married, dated July 28, 2021 and recorded on July 29, 2021, of record in Instrument No. 20210729-0102398, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 974, page 97, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Primrose Circle. Restrictions contained in instruments of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office.

This is improved property, known as 2908 Primrose Circle, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17 day of March, 2023.

Ruth Ann Ewing

State of Tennessee

County of Davidson

On this 17th day of March, 2023, before me the undersigned authority, personally appeared Ruth Ann Ewing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $855,500.00.

Affiant

Sworn and subscribed before me this 20 day of March, 2023.

Notary

My Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/17/2023.

Affiant Signature

3/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON