Karen Johnson Davidson County
Batch# 1017635 DEEDWARR
06/22/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20230622-0047282

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2023.

Michelle Martin
Notary Public
My commission expires: 9-21-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kilpatrick Rev. Living Trust 6680 Charlotte Pike #A-7 Nashville, TN 37209	New Owner Glyna E Killpatick 9129 Sawyer Brown Rd Nashville, TN 37221	102-07-0A 011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUGENA BETH BROWN A/K/A SUGENA BETH EWING, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GLYNA E. KILPATRICK, TRUSTEE OF THE "GLYNA E. KILPATRICK REVOCABLE LIVING TRUST, DATED JULY 16, 2003", hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A-7 on the Plan of The Avenue Nashville West, Inc., formerly known as West Meade Condominium, created under Tennessee Code Annotated Section 66-27-101, et seq., as amended, and established by a Master Deed of West Meade Condominium of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, and Book 7333, Page 418; Appointment of Substitute Trustee recorded in Instrument No. 20120307-0020068; as amended in Instrument No. 20120724-0065040 (name changed to Avenue Nashville West, Inc.); corrected by Scrivener's Affidavit recorded in Instrument No. 20120817-0074026 (corrected name to The Avenue Nashville West, Inc.), Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Plat Book 5200, Page 430, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Sugena Beth Brown, by deed dated 10/27/2016, from SEA Properties, Inc., of record in Instrument No. 20170202-0011404, Register's Office for said County. Sugena Beth Brown is also known as Sugena Beth Ewing, see Final Divorce Decree of record in the General Sessions Court for Wilson County, TN as Docket No. 2016-DV-65.The said Sugena Beth Brown is one in the same person as Sugena Beth Ewing.

See Certificate of Trust attached hereto and made a part hereof.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6680 Charlotte Pike #A-7, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SE

Witness my hand this the 16th day of June, 2023.

Sugena Beth Ewing

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sugena Beth Ewing, Unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-16-23.

Affiant Signature

6-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY