WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042937 DEEDWARR
08/25/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20230825-0066705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-13-25
(AFFIX SEAL)

SHERIE FRANKLIN
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16829NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ewingdale Partners GP	Same as new owner	05013004600
(NAME)	(NAME)	
1960-J Madison Street #242		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Eight Thousand And No/100 Dollars ($388,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CENTER COURT PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ewingdale Partners, GP, a Tennessee partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Golden Valley Estates, Section I of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 168 fronts 40 feet on the easterly margin of Ewingdale Drive, thence around a curve at the

southwesterly corner measuring 37.62 feet, thence back 100 feet on the southerly margin, thence 116.09 feet on the northerly margin to a dead line in the rear which measures 69.08 feet thereon.

Being the same property conveyed to Center Court Properties, a Tennessee general partnership by Warranty Deed dated 10/21/2022 from Jo Ann White, of record in Instrument Number 20221024-0115384, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3213 Ewingdale Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 15th day of August 2023.

Center Court Properties, a Tennessee general partnership

BY: _____
Mark Hamilton
Partner

BY: Nathan Hamilton
Nathan Hamilton
Partner

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Mark Hamilton and Nahtan Hamilton**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of **Center Court Properties, a Tennessee general partnership**, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 15th day of August, 2023.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MAHONEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 August 15, 2023.

Signature
August 15, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 15, 2023

Notary's Signature

My Commission Expires: 4-13-25

