WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21536-DS

Karen Johnson Davidson County
Batch# 1046722 DEEDWARR
09/06/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230906-0069998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Kristin Virden
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-7-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 5-7-25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Nikolai	New Owner	
(NAME)	(NAME)	05900017300
610 Ewing Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **De'Anton Gipson, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Nikolai, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS 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 more particularly described as follows:

Beginning at a point in the centerline of Ewing Drive, formerly Ewing Road, at a Northwest corner of the property conveyed to Prater Messick and wife, by deed of record in Book 1645, Page 597, Register's Office for Davidson County, Tennessee, thence with the center line of said Ewing Drive, North 88 degrees 48 minutes East 75 feet to a point; thence leaving said Ewing Drive, South 7 degrees 48 minutes West 295 feet to a point; thence South 88 degrees 48 minutes West 75.0 feet to a point in the West line of Messick property; thence along said line, North 7 degrees 48 minutes East 295 feet to the point of beginning.

Being the same property conveyed to DeAnton Gipson, by Quitclaim Deed from Ezra Equity, LLC, a Tennessee limited liability company, dated January 25, 2023 and recorded January 25, 2023 in Instrument No. 20230125-0005740, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 610 Ewing Dr. Nashville, TN 37207 (unimproved)
(House Number) (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 heirs 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 heirs 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 my hand this 6th day of September, 2023.

De'Anton Gipson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **De'Anton Gipson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

I, Kirsten Virden, 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 9/6/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

