Prepared by:
Record and Return To
Chapman and Central Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Prepared By and Return to
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $335,000 00.

Affiant

File Number. 23080618

Karen Johnson Davidson County
Batch# 1054457 **DEEDWARR**
09/27/2023 10 36 18 AM 2 pgs
Fees $13.00 Taxes $1,239 50

20230927-0075752

Subscribed and sworn to before me, this 25th day of September, 2023

Notary Public
My Commission Expires

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To	Map/Parcel Number:
Tara Booker and Omari Booker and Susan R Minatra	New Owner	059-05-0-236.00
3004 Sunnyview Court		
Nashville, TN 37218		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kaylin T. Ewing, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tara Booker, unmarried, and Omari Booker, unmarried, and Susan R. Minatra, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit.

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County.

Said Lot No. 241 fronts 80 2 feet on the Easterly side of Sunnyview Court, and extends back 112 9 feet on the Northerly line and 152 0 feet on the Southerly line, to a broken line in the rear, measuring 106.9 feet thereon.

Being the same property conveyed to Kaylin T Ewing by Tennessee Quitclaim deed from William B. Ewing Sr of record in Instrument No 20220523-0059380 Register's Office for Davidson County, Tennessee, dated May 02, 2022 and recorded on May 23, 2022 (Value of consideration shown in aforementioned deed $10 00)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as 3004 Sunnyview Court, Nashville, TN 37218.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25th day of September, 2023

Kaylin T. Ewing

Kaylin T Ewing

State of Alabama
County of Tuscaloosa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kaylin T. Ewing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, TN, this 25th day of September, 2023.

Dylan Messimer

Notary Public at Large
My Commission Expires 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MAR. 27, 2026