Karen Johnson Davidson County
Batch# 1080661 DEEDWARR
12/11/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20231211-0095536

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Affiant Subscribed and sworn to before me, this 8th day of December, 2023. Notary Public My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ewing Ln, LLC	**New Owner**	**060-01-0-011.00**
1003 Matthews Ave.		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mattie M. Callahan, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ewing Ln, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Lot No. 52 on the Plan of Aldrich Heights, Section II, as of record in Book 2133, Page 128, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Old Ewing Creed Road at the corner of Lots 51 and 52; thence westwardly with the line between said lots, 252 ft. to a concrete monument; thence North 73 deg. 51 min. West 133.53 ft. to an iron pin in rock crevice in the center of creek; thence North 46 deg. 02 min. 30 sec. East 52 ft.; thence North 34 deg. 15 min. 18 sec. East 105.45 ft. to a point; thence eastwardly with the line between margin of Old Ewing Creek Road; thence with the margin of the same, 83 ft. to the beginning, more or less.

Being the same property conveyed to Mattie M. Callahan, a single woman, by Warranty Deed, from Mark E. Mickelsen and wife, Sara Mickelsen, as tenants by entirety, recorded July 2, 2015, of record in Instrument No. 20150702-0064090, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. Deed of Trust executed by Mattie M. Callahan, unmarried woman, Richard Call, unmarried man, to Caren C. Gabriel, Trustee, of record in Instrument No. 20210430-0058474, Register's Office for Davidson County, Tennessee, to secure Ascend Federal Credit Union, an indebtedness in the original principal sum of $149,600.00, dated April 23, 2021, payable according to the terms and conditions recited therein.

c. Deed of Trust executed by Mattie M. Callahan, a single woman, to Russell J. McCann, Trustee, of record in Instrument No. 20231024-0083117, Register's Office for Davidson County, Tennessee, to

secure FirstBank, an indebtedness in the original principal sum of $68,000.00, dated October 2, 2023, payable according to the terms and conditions recited therein.

d. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2133, Page 128, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 2300, Page 212, Register's Office for Davidson County, Tennessee. Easement for Sewer and Drainage to Metropolitan Government of Nashville and Davidson County of record in Book 6710, Page 413, in the Register's Office for Davidson County, Tennessee. Subject to flow of any creeks, streams, or branches across the subject property. Rights of the upper and lower riparian owners to the free and unobstructed flow of water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams. Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 457 Ewing Lane, Nashville, TN 37207.

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 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/our hand(s) this 8th day of December, 2023.

Mattie M. Callahan

Mattie M. Callahan

*Richard Call~~ahan~~, spouse of Mattie M. Callahan, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Richard Call~~ahan~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mattie M. Callahan and husband, Richard Call~~ahan~~,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2023.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **23-484**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

12/8/23.

Date

Affiant Signature

December 8, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 8th day of December, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)