Karen Johnson
Batch # 1105226
02/28/2024 10:34:25 AM
Fees: $13.00 Taxes: $906.50
Davidson County
DEEDWARR
2 pgs
20240228-0013565

Name and Address of New Owner:
Concord Ventures Group, LLC
1488 Collins View Way
Clarksville, TN 37043

Send Tax Bills To:
New Owner

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 104-10-0G-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Adrienne Ewing-Roush and Kenneth Ewing-Roush, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Concord Ventures Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth Ewing-Roush and wife, Adrienne Ewing-Roush by Warranty Deed dated October 29, 1999 from Ann L. Vickery, an unmarried person, recorded November 4, 1999, in Book 11732, Page 498-502, in the Official Records of Davidson County, Tennessee.

This property is known as **312 Chesterfield Circle, Nashville, TN 37115**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2024.

_____(SEAL)
Adrienne Ewing-Roush

_____(SEAL)
Kenneth Ewing-Roush

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 23rd day of February, 2024, before me personally appeared Adrienne Ewing-Roush and Kenneth Ewing-Roush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2024.

_____
Notary Signature
My commission expires: 2/18/26

SARA N. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 23rd day of February, 2024.

_____
Notary Signature
My commission expires: 2/18/26

SARA N. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY