Karen Johnson Davidson County
Batch# 1121692 DEEDWARR
04/11/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240411-0025803

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 2nd 11th day of April, 2024.

Notary Public

My commission expires:_____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

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:
Dante Luke	**New Owner**	**060-01-0-011.00**
457 Ewing Lane		
Nashville, TN 37207		

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 ACKNOWLEDGED, WE,

Ewing Ln., LLC, a Tennessee Limited Liability Company

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

Dante O. Luke, unmarried woman

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 Ewing Ln, LLC, a limited liability company, by Warranty Deed, from Mattie M. Callahan, a married woman, recorded December 8, 2023, of record in Instrument No. 20231211-0095536, 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. 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. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
c. 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 2nd day of April, 2024.

Ewing Ln., LLC, a Tennessee Limited Liability Company

By: _____
Matt Kirkegaard, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Matt Kirkegaard, Member of Ewing Ln., LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Ewing Ln., LLC, the within named bargainor, a Limited Liability Company, and that such Matt Kirkegaard, Member of Ewing Ln., LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 2nd day of April, 2024.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-85
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 2, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

April 2, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

