WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162773 DEEDWARR
07/26/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240726-0056576

File No. BC-24-380

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Braden Cunningham	New Owner	
(NAME) 1011 Riverbend Road	(NAME)	071-05-0-222.00
(ADDRESS) Chatanooga, TN 37419	(ADDRESS)	
(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, I/WE, **KATHERINE EZELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA BRADEN CUNNINGHAM, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: Being Lot No. 112 on the Map of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 112 fronts 45 feet on the South side of Glade Avenue and runs back between parallel lines 140 feet to an alley.

Tract II: Being Lot No. 111 on the Map of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 111 fronts 40 feet on the South side of Glade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Fred Ezell and wife, Katherine Ezell by Warranty Deed from Maryland Eugene Williams of record in Book 8640, page 812, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on June 02, 1992.

Said Fred Ezell died on March 8, 2008, vesting Katherine Ezell as surviving tenant. Affidavit of Heirship recorded in Instrument No. 20080626-0065751, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1805 Glade Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of July, 2024.

Katherine Ezell by Charles Dillard Attorney in Fact

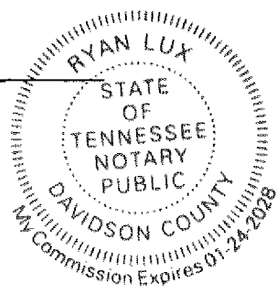
Katherine Ezell by Charles Dillard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Charles Dillard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Katherine Ezell,** and that this instrument was executed on behalf of the said **Katherine Ezell** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20240716-0053486, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of July, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **July 26, 2024**.

Date

Affiant Signature

7/26/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202407260056576