WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194602 DEEDWARR
10/17/2024 08:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and Sworn to before me, this 16th day of October, 2024.

Notary Public
3-21-2028

THIS INSTRUMENT WAS PREPARED BY
SLOAN & ROBERTS, PLLC, 5151 BELT LINE RD., SUITE 1050, DALLAS TX 75254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Max Lee-Haskell Corwin 519 S 11th Street Nashville, TN 37206	Max Lee-Haskell Corwin	A part of Parcel No. 16, As shown on County Property Map No. 94-01

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WARREN L. CORWIN AND RAMONA M. CORWIN, HUSBAND AND WIFE**, RAMONA M. CORWIN BEING ONE AND THE SAME PERSON AS MONA M. CORWIN, HEREINAFTER COLLECTIVELY CALLED THE "GRANTORS", HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAX LEE-HASKELL CORWIN**, HEREINAFTER CALLED THE GRANTEE, THE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE MORE COMMONLY KNOWN AS A PART OF THAT IMPROVED PROPERTY LOCATED AT 519 SOUTH 11TH STREET, NASHVILLE, TN 37206, AS MORE FULLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 70, IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO WARREN L. CORWIN AND RAMONA M. CORWIN, HUSBAND AND WIFE, RAMONA M. CORWIN BEING ONE IN THE SAME PERSON AS MONA M. CORWIN BY WARRANTY DEED FROM EAST NASH PROPERTIES, LLC, DATED JUNE 11, 2020, OF RECORD IN INSTRUMENT NO. 20200625-0068489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 70, 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 HAND THIS 10 DAY OF OCTOBER, 2024.

GRANTORS:

Warren L. Corwin

Ramona M. Corwin

GRANTEE:

Max Lee-Haskell Corwin

ACKNOWLEDGEMENT TAKEN OUTSIDE TENNESSEE STATE

STATE OF TEXAS §
§
COUNTY OF Collin §

On the day of October 10, in the year 2024, before me, the undersigned, personally appeared Warren L. Corwin and Ramona M. Corwin, as husband and wife, personally known to me, or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument, and that such individuals made such appearances before the undersigned in the City of Allen, State of Texas.

MARIA HALLFORD
My Notary ID # 126048221
Expires February 26, 2028

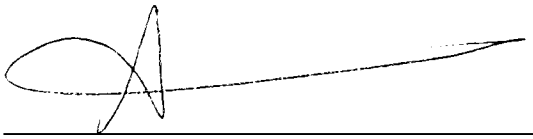
Maria Hallford
Notary Public in and for the State of Texas

Return Recorded Documents To:

Sloan & Roberts, PLLC
5151 Belt Line Rd., Ste. 1050
Dallas, TX 75254-6738

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-16-2024**.



Affiant Signature — **10-16-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-16-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

