THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1217065 DEEDWARR
12/17/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,337.40
20241217-0097655

ADDRESS NEW OWNER
Kelleesa Ewing
1603 Glen Echo Rd.
Nashville, TN 37215

SEND TAX BILLS TO

new owners

MAP/PARCEL
117-16-0I-001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JULIE LYNN DOOCHIN, A SINGLE WOMAN,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KELLEESA ANN EWING, AN UNMARRIED WOMAN** ("Grantee" herein), her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Glen Haven I Cottages, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Glen Haven I Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110823-0065097, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JULIE LYNN DOOCHIN, A SINGLE WOMAN, by deed from KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130905-0093560, dated August 30, 2013, as corrected in Scrivener's Affidavit in Instrument No. 20131009-0106201, dated October 8, 2013, said Register's Office.

This is improved property known as: 1603 Glen Echo Rd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 16th day of December, 2024.

JULIE LYNN DOOCHIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **JULIE LYNN DOOCHIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 16th day of December, 2024.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$902,000.00.**

Affiant

Sworn to and subscribed before me this 16 day of December, 2024.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A Mason, 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 12/16/24.

Affiant Signature

12/16/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of December, 20 24

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28