Karen Johnson Davidson County
Batch# 1476568 DEEDWARR
09/23/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20260923-0088135

Name and Address of New Owner:
Ronnie Eugene Etter, Jr
213 Cedarcreek Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-13-0-056

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, **Regina A. Etter, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronnie Eugene Etter, Jr, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 118 on the Plan of Cedarwood Estates, Section 2 of record in Book 4860, Page 58 of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Regina Ann Etter by Quitclaim Deed dated April 8, 2024 from Ronnie Etter, Jr, recorded April 8, 2024 in Instrument No. 20240408-0024937 in the Register's Office.

Being the same property conveyed to Ronnie Etter Jr by Warranty Deed dated May 19, 2017 from Barbara A. Battle, recorded May 23, 2017 in Instrument No. 20170523-0051211 in the Register's Office.

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 22nd day of September, 2026.

_____(SEAL)
Regina A. Etter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2026, before me personally appeared Regina A. Etter, 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 22nd day of September, 2026.

Notary Signature
My commission expires: 11 26 2028

NICHOLE DOWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of September, 2026.

Notary Public
My commission expires: 5.12.30
File No. 2026-9064-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sills, 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 09/22/2026 (date of document).

Affiant Signature

09/22/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 22nd day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030