Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
5016 WEST END AVE

39-B
File #19-1227

Karen Johnson Davidson County
Batch# 253957 DEEDWARR
07/09/2019 09:05:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190709-0066559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Dwonna N. Goldstone, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeff Estepp, LLC, a Tennessee limited liability company, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 823, and the Westerly Five feet of Lot No. 821, of Block No. 141 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with that 25-foot part of a Closed Alley/Street shown as Alley#/Street Name Bill BL 2004-176, of record in Instrument No. 20060920-0116373,

Said Lot No. 823 and the Westerly Five feet of Lot No. 821, and the portion of the Closed Alley/Street, together front 65 feet on the Northerly side of Kentucky Avenue and run back between lines, parallel with the Easterly margin of the former (now closed portion of) Ninth Street, now 50th Avenue North, 150 feet to an alley, together with that part of a Closed Alley/Street shown as Alley#/Street Name Bill BL 2004-176, of record in Instrument No. 20060920-0116373, said Register' s Office

Being the same property conveyed to Dwonna N. Goldstone by Warranty deed from Rick Ragan, and wife, Nancy Ragan of record in Instrument No. 20070703-0079232 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 03, 2007.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4914 Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2019.

Dwonna N. Goldstone

Dwonna N. Goldstone

State of Tennessee)
County of Davidson)

On this 27th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dwonna N. Goldstone, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA N. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 350,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2019.

Notary Public

My Commission Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

NEW OWNER:
Jeff Estepp, LLC
4914 Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Jeff Estepp, LLC
1211 51st Ave. N.
Nashville, TN 37209-2120

TAX MAP-PARCEL #:
091-07-0-180.00