Karen Johnson Davidson County
Batch# 441632 DEEDWARR
07/21/2020 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20200721-0080053

Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
67947814

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 13th day of July, 2020, by and between **Laura Shumans Winslow a/k/a Laura Shumans, an unmarried woman**, hereinafter known and referred to as **GRANTOR**, and **Cole Eppstein, an unmarried man**, whose tax mailing address is 613 Magnolia Lane, Nashville, TN 37211, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of Three Hundred Thirty-Nine Thousand and Nine Hundred Dollars ($339,900.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his/her/their heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between LAURA SHUMANS WINSLOW a/k/a LAURA SHUMANS, an unmarried woman, as Grantor(s), and COLE EPPSTEIN, an unmarried man, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

LAURA SHUMANS WINSLOW
a/k/a LAURA SHUMANS

GRANTOR

STATE OF NY)
)
Wayne COUNTY)

The undersigned, a Notary, does certify that on this 13th day of July, 2020, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **LAURA SHUMANS WINSLOW a/k/a LAURA SHUMANS.**

AATIKA TAJIK
Notary Public, State of New York
Reg. No. 01TA6399635
Qualified in Monroe County
Commission Expires 10/28/2023

Notary Public
My Commission Expires: 10.28.2023

Attached to and becoming a part of Deed between LAURA SHUMANS WINSLOW a/k/a LAURA SHUMANS, an unmarried woman, as Grantor(s), and COLE EPPSTEIN, an unmarried man, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor hereby swear or affirm that the actual consideration for this transfer is $339,900.00, to the best of the Grantor's knowledge, information and belief.

Laura Shumans

LAURA SHUMANS WINSLOW
a/k/a LAURA SHUMANS

AFFIANT

STATE OF NY)
)
Wayne COUNTY)

The undersigned, a Notary Public, does certify that on this 13th day of July, 2020, the foregoing was produced to me and was sworn to, acknowledged and delivered by **LAURA SHUMANS WINSLOW a/k/a LAURA SHUMANS.**

AATIKA TAJIK
Notary Public, State of New York
Reg. No. 01TA6399635
Qualified In Monroe County
Commission Expires 10/28/2023

Notary Public
My Commission Expires: 10.28.2023

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Cole Eppstein
613 Magnolia Lane
Nashville, TN 37211

Property Owner and Address:
Cole Eppstein
613 Magnolia Lane
Nashville, TN 37211

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 55 ON THE PLAN OF THE WOODLANDS, PHASE 2, OF RECORD IN BOOK 6900 PAGE 635, REGISTERS OFFICE FOR SAID COUNTY.

Being the same parcel conveyed to LAURA SHUMANS WINSLOW, an unmarried woman, from LAURA SHUMANS WINSLOW, an unmarried woman, and LAURENCE GITTINS WINSLOW, an unmarried man, by virtue of a deed dated April 27, 2009, recorded July 17, 2009, as Instrument No. 20090717-0067137 County of Davidson, State of Tennessee.

Assessor's Parcel No: 172 03 0B 055.00

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY