WARRANTY DEED

Karen Johnson Davidson County
Batch# 460477 DEEDWARR
08/20/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20200820-0093830

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR ~~VALUE~~,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$390,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF August,2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 119
Ersan Jon Capan 2802 Ennis Road Nashville, Tennessee 37210	HOME LOAN EXPERT 1600 S. BRENTWOOD BLVD STE 700 ST LOUIS, MO 63144	GROUP 110 PARCEL 090.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tonya Sue Miller, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ersan Jon Capan and James William Warram, III, a married couple

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING Lot No. 85 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 155.6 feet on the southerly side of Ennis Road and runs back between lines, 209. 8 feet on the westerly line and 219.2 feet on the easterly line to a dead line in the rear on which it measures 167.9 feet.

Being the same property conveyed to Tonya Sue Miller, unmarried, by Warrant Deed from Robert C. Maupin and wife, Peggy Sue Maupin, dated December 28, 2001 and filed of record in Book 4692, page 622, in the Register's Office, Davidson County, Tennessee.

This being investment property only, having never been the personal or marital residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

DALE HIRE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2802 Ennis Road, Nashville, Tennessee 37210**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 14th day of August, 2020.

Tonya Sue Miller

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tonya Sue Miller and Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2020.

NOTARY PUBLIC

My Commission Expires

My Commission Expires:
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Birthright Title
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY