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

Karen Johnson Davidson County
Batch# 471716 DEEDWARR
09/08/2020 01:37:15 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20200908-0102056

39-B
File #20-1351

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 **Thomas H. Coffey and Rebecca K. Coffey, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chioma Epps, a single woman**, 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. 5 on the Plan of Lochaven of record in Plat at Instrument No. 20150414-0032949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas H. Coffey and Rebecca K. Coffey, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20150827-0086980 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on August 27, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1701 Elysian Circle, Brentwood, TN 37027.

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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Chioma Epps	Quicken Loans, LLC	172-05-OC-005.00
1701 Elysian Circle	1050 Woodward Avenue	
Brentwood, TN 37027	Detroit, MI 48226-1906	

WITNESS THE EXECUTION HEREOF this 21st day of August, 2020.

Rebecca K Coffey

Rebecca K. Coffey

State of Tennessee)
County of Davidson)

On this 21st day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebecca K. Coffey, 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 Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Thomas H Coffey by Rebecca K Coffey His Attorney in Fact

Thomas H. Coffey by Rebecca K. Coffey, His Attorney in Fact

On this the 21st day of August, 2020 before me personally appeared Rebecca K. Coffey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas H. Coffey, acknowledged that such person executed the same as the free act and deed of Thomas H. Coffey.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE 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: **$ 490,000.00.**

Affiant

Sworn and subscribed before me on this the 4TH day of ~~August~~ SEPTEMBER, 2020.

Notary Public

My Commission Expires: 3/8/22

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