This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9756-TC

Karen Johnson Davidson County
Batch# 524305 **DEEDWARR**
12/03/2020 11:23:09 AM 2 pgs
Fees: $13.00 Taxes: $1,616.90

20201203-0140492

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $437,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2020.

Notary Public
My Commission Expires: May 9 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David E. Hoeflein and Natalie J. Rathert 879 Rodney Drive Nashville, TN 37205	New owner	115-05-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eve P. Bilbrey, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David E. Hoeflein and Natalie J. Rathert, both unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 73 on the Plan of Revised Section Three, West Meade Hills, of record in Plat Book 3300, page 8, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eve P. Bilbrey by Quitclaim Deed from Keith Allen Bilbrey, dated July 27, 1990, recorded August 9, 1990, of record in Book 8171, page 747, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **879 Rodney Drive, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2020.

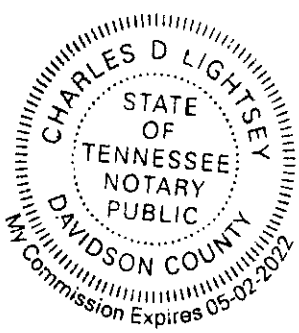
GRANTOR:

Eve P. Bilbrey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eve P. Bilbrey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2020.



Notary Public
My Commission expires: 5/2/22