Karen Johnson Davidson County
Batch# 524975 DEEDWARR
12/07/2020 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20201207-0141535

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 20th day of November, 2020.

NOTARY PUBLIC

My commission expires:

GREGORY CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
FEBRUARY 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Tyler Joe Gephart and Aubrey Gaphart, and Kenneth Parsons | BankTennessee | 110000052.00& 110000053.00 |
| (NAME) | (NAME) | |
| 4715-4719 Hessey Road | 1125 West Poplar Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Mount Juliet, TN 37122 | Collierville, TN 38017 | |

# Warranty Deed

For and in Consideration of the sum of $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 **Gail Piper and Billye Thompson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tyler Joe Gephart and Aubrey Gephart, husband and wife and Kenneth Parsons**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land is described as follows:

Tract I

Two tracts of land in the 4th Civil District of Davidson County, Tennessee described as follows: TRACT NO. 1: Being a part of the Edward J. Fulton tract, described according to a survey made by E. R. Southgate, March 7, 1945, as follows: BEGINNING at a cross on a natural rock in the west line of said Fulton tract, and northerly 620 ft. from a walnut tree, said point being at the southwest corner of said Fulton Tract; thence S 83° E 420 ft. to a stake and cedar tree; thence S 3-1/2° W 210 ft. to a stake; thence N 83° W 420 ft, to an iron pin on the west line of said Fulton tract; thence N 3-1/2° E 210 ft. to the point of beginning, containing two acres, more or less. INCLUDING a 10 ft. right-of-way strip of land extending from the above described tract to the walnut tree as follows: Beginning at an iron pin at the southwest corner of said two acre tract, running thence with the west line of the Fulton tract S 3-1/2° W 410 ft. to the walnut tree at the southwest corner of said Fulton tract; thence easterly 10 ft.; thence N 3-1/2° E 410 ft. to the south line of said two acre tract; thence W 10 ft. to the beginning. TRACT NO. 2: Beginning in the southwest corner of a tract of land conveyed to James C. Carter and wife, recorded in Book 2741, page 119, RODC, 420 ft. northeasterly to the northeast corner of the said tract; thence southeasterly 60 ft. to a point; thence southwesterly 420 ft. to a point; thence northwesterly to the point of beginning.

Being the same property conveyed to HENRY FAY MILLER AND WIFE, MARILYN MILLER, by deed from HENRY FAY MILLER, of record in Book 4527, page 307, dated July 19, 1971, said Register's Office. Being further conveyed to HENRY FAY MILLER AND WIFE, MARILYN MILLER, by quitclaim deed from HENRY FAY MILLER AND WIFE, MARILYN MILLER, of record in Book 5178, page 667, dated August 1, 1977, said Register's Office. The said Henry Fay Miller died on or about October 12, 2013, leaving the said Marilyn Miller the surviving tenant by the entirety. The said Marilyn Miller having since died on or about June 25, 2019, leaving said property to Gail Piper and Billye Thompson her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

Tract II

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northwesterly corner of a tract of land conveyed to James C. Carter, et ux, recorded in Book 2741, page 179,southerly along the margin of James C. Carter's property 270 feet to a point; thence easterly 325 feet to a point; thence northerly 270 feet to a point; thence westerly 325 feet to a point; thence northerly 270 feet to a point; thence westerly 325 feet to a point of beginning; being 1.9 acres, more or less, including an 8 foot right of way strip of land extending from the 10 foot right of way strip conveyed to James C. Carter, et ux, described as follows: Beginning 60 feet from the southerly side of James C. Carter's property northerly 420 feet to a point; thence 8 feet easterly to an point; thence southerly 420 feet to a point; thence westerly 8 feet to a point of the beginning.

Being the same property conveyed to HENRY F. HILLER AND WIFE, MARILYN MILLER, by deed from GEORGE W. STEPHENS, THOMAS M. HEUGHAN AND WIFE, KATHERINE MARIE HENGHAN, of record in Book 4593, page 459, dated April 19, 1972, said Register's Office. Being further conveyed to HENRY FAY MILLER AND WIFE, MARILYN VAN BUREN MILLER, by quitclaim deed from HENRY FAY MILLER AND WIFE, MARYILYN VAN BUREN MILLER, of record in Book 5178, page 669, dated August 1, 1977, said Register's Office. The said Henry Fay Miller having since died on or about October 12, 2003, leaving Marilyn Van Buren Miller the surviving tenant by the entirety. The said Marilyn Van Buren Miller having since died on or about June 25, 2019, leaving said property to Gail Piper heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

Tract III

A certain tract or parcel of land in Davidson County, State of Tennessee, in the 11th District, bounded as follows:

On the north by Rebecca White Andrew Cog er, and Ett. Lane, on the east by M. D. McIntosh, south by Frank Castleman estate on the west by Mangamry Hessey. Thence to the beginning, containing six (6) acres, be the same more or less.

Being the same property conveyed to HENRY MILLER AND WIFE, MARILYN MILLER, by deed from BERNARD PITTMAN, of record in Book 4756, page 398, dated October 17, 1975, said Register's Office. For further reference see Order of record in Book 10755, page 812, said Register's Office.

Tract IV

Land being located in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of the dead-end Hessey Lane, thence N 6°13' East 678.2 feet along the western boundary of the Clifford Parsons and Henry Miller property to a point; thence N 87° 08' West a distance of 50 feet to a point; thence S 6° 13' West 678.2 Feet to the center of the Hessey Lane; thence S 870 08' East along the center of the said Hessey Lane a distance of 50 feet to the point of beginning, and containing .76 acre, more or less.

Being the same property conveyed to HENRY MILLER AND WIFE, MARYLYN MILLER, by deed from T.H. FELTS AND WIFE, LOUISE D. FELTS, of record in Book 6003, page 355, dated June 24, 1981, said Register's Office. The said Henry Fay Miller having since died on or about October 12, 2003, leaving Marilyn Van Buren Miller the surviving tenant by the entirety. The said Marilyn Van Buren Miller having since died on or about June 25, 2019, leaving said property to Gail Piper and Billye Thompson, heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved __improved property known as: 4715-4719 Hessey Road, Mount Juliet, TN 37122.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of November, 2020.

Gail Piper

Billye Thompson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Piper and Billye Thompson, the herein bargainor, with whom I am personally acquainted (or 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 and official seal, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

# 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