Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 526125 DEEDWARR
12/08/2020 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20201208-0142181

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Affiant

Subscribed and sworn to me on December 4, 2020.

NOTARY PUBLIC

My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34046

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Epperson Logan Epperson 316 Valeria Street Nashville, TN 37210	**New Owner**	119-1-382

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Molly Ruth Boyte, unmarried and William E. Boyte, Jr., married, as tenants in common with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jordan Epperson and Logan Epperson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet to the north side of Valerie Street and runs back northwardly, between parallel lines, 150 feet to the alley.

Being the same property conveyed to Molly Ruth Boyte, unmarried and William E. Boyte, Jr., married, as tenants in common with right of survivorship, by Warranty Deed dated September 19, 2017 and recorded September 22, 2017, from Katie Lee Rice nka Katie Lee Lagrange, married and James E. Rice and wife, Pamela Rice, of record as Instrument No. 20170922-0097408, Register's Office for Davidson County, Tennessee. William E. Boyte, Jr. has not now nor has subject property every been his primary resident.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 316 Valeria Street, Nashville, TN 37210.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 4th day of December, 2020.

Molly Ruth Boyte
Molly Ruth Boyte

William E. Boyte Jr.
William E. Boyte, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 4, 2020, before me personally appeared Molly Ruth Boyte and William E. Boyte, Jr. 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 that they executed the same as their free act and deed.

Witness my hand and official seal on December 4, 2020.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/7/21

