This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9695-MC

Karen Johnson Davidson County
Batch# 526691 DEEDWARR
12/08/2020 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201208-0142622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2020.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin L. Weis 2305 Amherst Court Nashville, TN 37214	RESIDENTIAL WHOLESALE MTG, INC 11234 EL CAMINO REAL, STE 100 SAN DIEGO, CA 92130	095 02 0 094.00

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, **John Douglas Lepter, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robin Weis**, 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: * UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 91, on the plan of Walnut Grove, as shown on plat of record in Plat Book 2133, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Douglas Lepter and wife, Samuella F. Lepter, by Warranty Deed from David Leonard and wife, Judith T. Leonard, of record in Book 9808, Page 811, in the Register's Office of Davidson County, Tennessee, dated September 25, 1995 and recorded on September 28, 1995.

Samuella F. Lepter having since died on August 14, 2016, leaving John Douglas Lepter as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **2305 Amherst Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable 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 24th day of November, 2020.

GRANTOR:

John Douglas Lepter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Douglas Lepter, 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 24th day of November, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202012080142622

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022