Karen Johnson Davidson County
Batch# 552245 DEEDWARR
01/12/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $758.13
20210112-0005193

Name and Address of New Owner:
Kevin A. Fernandez
102 Shelby Street
Nashville, TN 37138

Send Tax Bills To:
Kevin A. Fernandez

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 04405000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon T. Epperson, married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Alexander Fernandez and Sharon Fernandez, husband and wife**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, beginning at a point on the southeasterly margin of Shelby Street at the common corners of tracts 3 and 22; thence with the rear line of tracts 3, 2, I, South 47 feet east 173.5 feet to a point; thence North 50 degrees 59 feet West 76.8 feet to a corner of tract 21; thence with a line between tracts 21 and 22 North 44 degrees 17 feet West 166 feet to the Southerly margin of Shelby Street; thence with the margin of the same North 45 degrees 43 feet East 66 feet to the beginning. This being the same property of record in Instrument No. 20010803-0083082, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandon T. Epperson, a married man, by Warranty Deed from Daniel Hoffman and David Hoffman, both unmarried, recorded on April 30, 2019, of record in Instrument No. 20190430-0039980, Register's Office for Davidson County, TN.

Being the same property conveyed to David Hoffman and Daniel Hoffman, both unmarried, by Warranty Deed from Janet Eileen McElhiney NKA Jane E. Graves, recorded on August 8, 2018, of record in Instrument No. 20180808-0077932, Register's Office for Davidson County, TN.

This is improved property known as 102 Shelby St., Old Hickory, TN 37138.

This is not nor has it ever been the marital residence of Brandon T. Epperson.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2020.

_____(SEAL)
Brandon T. Epperson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared Brandon T. Epperson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2020.

Notary Signature
My commission expires: 11/8/22

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $204,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30th day of November, 2020.

Notary Public
My commission expires: 4-17-2023
File No. 2020-1804

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, **Michelle Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

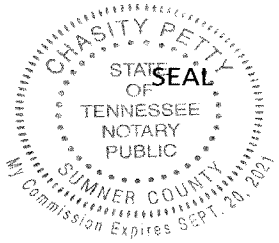
Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Michelle Mitchell,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires: 9/20/2021



SEAL