WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2021.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Lynn Beard and Kenneth Andrew Beard	Reliant Bank	110 03 0A 077.00
(NAME)	(NAME)	
2769 Alvin Sperry Pass	9041 Executive Park Drive, Suite 104	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 627584 **DEEDWARR**
05/03/2021 02:22:16 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20210503-0059173

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrew Epperson and wife, Jana N. Epperson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Megan Lynn Beard and Kenneth Andrew Beard, wife and husband,** hereinafter called the GRANTEES, 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 Lot No. 77, on the Plan of the Final Plat of Phase 3, Lakeside Meadows, a Cluster Lot Development, of record in Plat at Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Epperson and wife, Jana N. Epperson by deed dated June 25, 2018 from Mark S. Mason, Jr., and wife, Katherine M. Mason of record in Instrument No. 20180629-0062987, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2769 Alvin Sperry Pass, Mount Juliet, TN 37122
A/K/A 2873 Lakeside Meadows Circle, Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 26th day of April, 2021.

Andrew Epperson

Jana N. Epperson

State of Tennessee
County of Davidson

On this 26th day of April, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Andrew Epperson and Jana N. Epperson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 26th day of April, 2021.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Beard