RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736498

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2021.

Notary Public
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Jepson and Michelle Goddard 751 Rodney Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 114-16-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cody Bender and Liina Bender, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bryan Jepson, unmarried and Michelle Goddard, unmarried, as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 202, as shown on the map entitled West Meade Hills Section 8, of record in Plat Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CODY BENDER AND LIINA BENDER, HUSBAND AND WIFE, by deed from KELLY FORD PATRICK AND SCOTT A. PATRICK, WIFE AND HUSBAND, of record in Instrument No. 20190306-0020557 , dated March 1, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 114-16-0-001.00.

Matters shown on the Plan of record in Plat Book 3600, pages 61 & 62, said Register's Office.

This is improved property located at 751 Rodney Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 707117 DEEDWARR
08/30/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20210830-0116753

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2021.

Cody Bender

Liina Bender

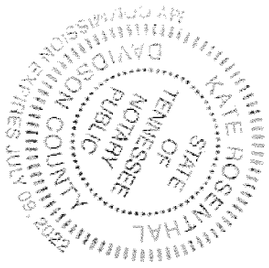
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cody Bender and Liina Bender, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

Notary Public

My Commission Expires: _____



I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-27-2021 (date of document).

Affiant Signature

8-27-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of August 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025