WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-21

J-TI-21-1725

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raja Properties, LLC	**New Owner**	
(NAME)	(NAME)	**071-05-0-094.00**
1725 Roger Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXX EPPERSON, SINGLE, AND CHRISTOPHER MITCHEL, MARRIED AND ANTHONEY HUDSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJA PROPERTIES, LLC, A TENNESSE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 295 and 296 on the Plan of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia Young Epperson by Warranty Deed from Mary E. Moore of record in Book 4070, page 377, Register's Office for Davidson County, Tennessee, dated October 21, 1966 and recorded on October 21, 1966.

Being the same property conveyed to John Walter Dowell Epperson, Jr. by Quitclaim Deed from Julia Young Epperson of record in Book 4968, page 436, Register's Office for Davidson County, Tennessee, dated November 05, 1975 and recorded on November 05, 1975. (Value or consideration shown in aforementioned deed $0.00.)

John Walter Dowell Epperson, Jr a/k/a John W.D. Epperson since having died Intestate on April 30,2010, leaving Bobbie Jean Epperson, Anderia Hudson and Walter David Epperson as his Heirs at Law as noted in Affidavits of Heirship recorded in Instrument No: 20211008-0135810 and 20211008-0135811, Davidson County, Tennessee.

The said Walter David Epperson having since died Intestate on March 23, 2007, leaving Alexx Epperson as his Heir at Law as noted in Affidavits of Heirship recorded in Instrument No: 20211008-0135812 and 20211008-0135813, Register's Office for Davidson County, Tennessee.

The said Bobbie Jean Epperson having since having died Intestate on April 16, 2020, leaving Anderia Hudson and Alexx Epperson (Heir of Walter David Epperson) as noted in Affidavits of Heriship recorded in Instrument No: 20211008-0135814 and 20211008-0135815, Register's Office in Davidson County, Tennessee.

Being the same property conveyed to Christopher Mitchell and Anthoney Hudson by Quitclaim Deed by Anderia Hudson and Alexx Epperson, of record in Instrument No: 20211008-0135816, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 Roger Avenue, Nashville, Tennessee 37207**

Karen Johnson Davidson County
Batch# 732084 **DEEDWARR**
10/08/2021 02:52:52 PM 2 pgs
Fees: $13.00 Taxes: $666.00

Warranty Deed

20211008-0135818

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF AUGUST, 2021.

Christopher Mitchell

Anthoney Hudson

Alexx Epperson By Christopher Mitchell, Attorney In Fact
Alexx Epperson
By: Christopher Mitchell, Attorney In Fact

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,CHRISTOPHER MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for ALEXX EPPERSON, and is authorized by ALEXX EPPERSON to execute this instrument on his behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20211008-0135817, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: 03-05-2025
(SEAL)

REBECCA PROUDFOOT
NOTARY PUBLIC STATE OF COLORADO
NOTARY ID 20124014510
MY COMMISSION EXPIRES
MARCH 5, 2025

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: 03-05-2025
(SEAL)

REBECCA PROUDFOOT
NOTARY PUBLIC STATE OF COLORADO
NOTARY ID 20124014510
MY COMMISSION EXPIRES
MARCH 5, 2025

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONEY HUDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: 03-05-2025
(SEAL)

REBECCA PROUDFOOT
NOTARY PUBLIC STATE OF COLORADO
NOTARY ID 20124014510
MY COMMISSION EXPIRES
MARCH 5, 2025

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue
Nashville,TN 37211