THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

MELISSA D. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISS ON EXPIRES NOV 8 2022

Karen Johnson Davidson County
Batch# 749863 DEEDWARR
11/05/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20211105-0148019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Luis Mejia Valdivieso	new owner	MAP 091-11-2D-
4902A Illinois Avenue		PARCEL 001.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeff Estepp, LLC, LLC, a Tennessee Limited Liability Compoany**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Luis Mejia Valdivieso and Taryn Jessica Rosen, husband and wife**

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 Unit No. A on the Plan of Homes at 4902 Illinois Avenue, a Planned Unit Development, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 4902 Illinois Avenue, of record as Instrument No. 20201117-0135396, as amended by First Amendment to Declarations of Covenants, Conditions and Restrictions for Homes at 4902 Illinois Ave. of record as Instrument 202111050148018, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jeff Estepp, LLC, LLC, a Tennessee limited liability company by Quitclaim deed from Jeff Estepp LLC, a Tennessee limited liability company of record in Instrument No. 20201117-0135395 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 17, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 4902A Illinois Avenue, Nashville, TN 37209.

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 hand this the 4th day of November, 2021.

Jeff Estepp, LLC, LLC, a Tennessee Limited Liability Company

BY: _____ authorized agent
James A. Waechter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared James A. Waechter, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Authorized Agent of the maker, **Jeff Estepp, LLC, LLC, a Tenneessee Limited Liability Compant**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4th day of November, 2021.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Paul Soper, 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 11/4/21 (date of document).

Affiant Signature

11/4/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

