Karen Johnson Davidson County
Batch# 755194 DEEDWARR
11/15/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20211115-0151942

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

36659

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael G. Epley & Elizabeth A. Epley 126 Abbottsford Nashville, TN 37215	Michael G. Epley Elizabeth A. Epley 126 Abbottsford Nashville, TN 37215	117130B- 037.00CO

THIS INDENTURE, made this 3rd day of November, 2021 between

John W. Hargis, Trustee of the Sandra W. Duncan Living Trust

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael G. Epley and Elizabeth A. Epley, husband & wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 126 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 - 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Sandra W. Duncan, Trustee of the Sandra W. Duncan Living Trust by Quitclaim Deed dated 11/20/2019 from Sandra W. Duncan of record in Instrument No. 20191210-0127269 and to Sandra W. Duncan, married by Warranty Deed dated 10/8/1998 from Nicholas F. Varallo, Jr. and wife, Mary Frances Varallo of record in Book 11152, Page 303, Register's Office for Davidson County, Tennessee. Sandra W. Duncan now being deceased, having died 7/30/2021, leaving John W. Hargis as Executor, according to the Last Will and Testament of Sandra W. Duncan and as Trustee of the Sandra W. Duncan Living Trust.

This is (X) improved ( ) unimproved property known as: 126 Abbottsford, Nashville, TN 37215.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and paid at closing, and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Sandra W. Duncan Living Trust

BY: John W. Hargis, Trustee
John W. Hargis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John W. Hargis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Sandra W. Duncan Living Trust and is authorized by the Trust or by its constituent, the constituent being authorized by the Trust, to execute this instrument on behalf of the Trust.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of November, 2021.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,000,000.00.

John Hargis
Affiant

Sworn to and subscribed before me, this 3rd day of October, 2021.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/3/2021.

George E. Mudter, Jr.
Dated 11/3/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/3/2021

My commission expires 10/2/2023

