Karen Johnson Davidson County
Batch# 779453 DEEDWARR
12/23/2021 12:48:59 PM 2 pgs
Fees: $13.00 Taxes: $44.77
20211223-0169896

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy M. Hendrix 2617 Cove Cay Dr., Unit 504 Clearwater, FL 33760	Timothy M. Hendrix 2617 Cove Cay Dr., Unit 504 Clearwater, FL 33760	03100-007.00

THIS INDENTURE, made this 17th day of December, 2021 between

Gale A. Epley, unmarried

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

Timothy M. Hendrix, Jr., unmarried

of Pinellas County Florida, 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:

Land in the 10th Civil District of Davidson County, Tennessee, further described as follows:

Beginning at an iron pin in the easterly margin of Lickton Pike, in the northerly line of the property of L.C. Oakes; thence with the margin of said Pike N. 18° W. 73.3 feet to an iron pin in the southerly right-of-way of an access; thence with same S. 81° E, 135 feet more or less to the center of White's Creek; thence with the center of White's Creek S. 37° 30' E. 80.5 feet more or less; thence leaving the center of White's Creek N. 80° 40' W. 177 feet to the point of beginning, according to a survey by Ralph W. C. Lambert, Surveyor, dated February 1, 1969.

Being the same property conveyed to Joseph N. Epley and wife, Gale A. Epley by Warranty Deed dated 5/16/72 from Ernest Epley and wife, Louise Justice Epley of record in Book 4603, Page 117, Register's Office for Davidson County, Tennessee. Joseph N. Epley now being deceased, having died 10/26/2016, leaving Gale A. Epley as the surviving tenant by the entirety.

This is ( ) improved (X) unimproved property known as: Lickton Pike, Whites Creek TN 37189.

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 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 her hand and seal the day and year first above written.

Gale A. Epley

Gale A. Epley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gale A. Epley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of December, 2021.

Melissa Heavener

Notary Public
My Commission Exp:_____



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 $12,100.00.

Gale A. Epley

Affiant

Sworn to and subscribed before me, this 17th day of December, 2021.

Melissa Heavener

Notary Public
My Commission Exp:_____

