Karen Johnson Davidson County
Batch# 779622 DEEDWARR
12/23/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,766.75
20211223-0170125

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1753

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM DWD 21 1723

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Garrido, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Kepler and Jody Kepler, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 284, Section 3, on the plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northerly Half of Lot No. 284 fronts 50 feet on the Westerly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to James A Garrido, an unmarried man by Warranty deed from Blue Summit Properties, LLC of record in Instrument No. 20190806-0078240 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 06, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1723 14th Avenue North, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kevin Kepler
1723 14th Avenue North
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
081-11-0-343.00

WITNESS THE EXECUTION HEREOF this 9th day of December, 2021.

James A. Garrido

State of Tennessee)
County of Davidson)

On this 9th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James A. Garrido, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 477,501.00.**

Affiant

Sworn and subscribed before me on this the 9th day of December, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

I, Jordan T. Myers, 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 12/09/2021 (date of document).

Affiant Signature

Date 12/21/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

