Karen Johnson Davidson County
Batch# 796620 DEEDWARR
01/28/2022 10:45:33 AM 2 pgs
Fees: $13.00 Taxes: $2,712.10
20220128-0010389

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $733,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jim Waechter, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4143-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Banks Brown and Maria Brown	NEW OWNER	**091112D00200CO**
(NAME)	(NAME)	
4902 B Illinois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thirty-Three Thousand And No/100 Dollars ($733,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JEFF ESTEPP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO BANKS BROWN AND MARIA BROWN, 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. B on the Plan of Homes at 4902 Illinois Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 4902 Illinois Avenue, of record in Instrument No. 20201117-0135396, as amended by First Amendment to Declarations of Covenants, Conditions and Restrictionsin for Homes at 4902 Illinois Ave, of record as Instrument 20211105-0148018, 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, a Tennessee limited liability company by Warranty Deed from The Elders and Trustees of the 49th Avenue Church of Christ of record in Instrument No. 20200701-0071379, Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 1, 2020.

Being a portion of the same property conveyed to Jeff Estepp, 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, dated November 16, 2020 and recorded on November 17, 2020 and Scrivener' s Affidavit recorded on September 17, 2021 in Instrument No. 20210917-0125179, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4902 B Illinois Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this26th day of January, 2022.

Jeff Estepp, LLC, a Tennessee limited liability company

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Jeff Estepp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Jeff Estepp, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal this the 26th day of January, 2022.

_____
Notary Public

My Commission Expires: 1-8-24

JAMES A. MAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE