Karen Johnson Davidso
Batch# 850265 D
05/04/2022 10:49:44 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220504-0051595

**This Instrument Prepared By:**
**KRIS OLIVER, Attorney**
**Advance Title of Murfreesboro, Inc.**
**1500 Medical Center Pky. #3A-9**
**Murfreesboro, Tennessee 37129**

**MAP/GROUP/PARCEL 072141O01100CO**

**From Information Furnished by the Parties.**

**NAME & ADDRESS OF NEW OWNER:**
**Jorge Alarcon and Diana W. Alarcon**
**1125 Chester Avenue, Unit 11**
**Nashville, Tn 37206**

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ADAM C. EPPS AND LINDSAY W. EPPS, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JORGE ALARCON AND DIANA W. ALARCON, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 11, of Woodland Grove, a Horizontal Property Regime with Private Elements as shown in "Exhibit B" of the Declaration of Covenants, Conditions and Restrictions for Woodland Grove, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20170906-0091737 and amended in Instrument No. 20180410-0033871 and in Instrument No. 20181012-0101500, all of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Adam C. Epps and Lindsay W. Epps, husband and wife, by Warranty Deed from Woodland Street Partners, LLC, dated February 28, 2019, appearing of record in Instrument No. 20190301-0019039, of the Register's Office of Davidson County, Tennessee.

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, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1125 Chester Avenue, Unit 11, Nashville, TN, 37206.

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

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2 day of May, 2022.

**Adam C. Epps**

**Lindsay W. Epps**

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF ~~RUTHERFORD~~ Davidson )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Adam C. Epps and Lindsay W. Epps, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

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