WARRANTY DEED

Karen Johnson Davidson County
Batch# 865417 DEEDWARR
06/01/2022 08:38:54 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220601-0062931

G-P-22-1725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

MARY MATTHEWS RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maxwell Avidan Pote	Canopy Mortgage, LLC	
(NAME)	(NAME)	071-05-0F-001.00-CO
1725 A Roger Ave	360 Technology Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAXWELL AVIDAN POTE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A on the Plan of Seventeen-Twentyfive Roger Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Seventeen-Twentyfive Roger Avenue, of record in Instrument No. 20220405-0039252, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia Young Epperson by Warranty Deed from Mary E. Moore of record in Book 4070, Page 377, Register's Office for Davidson County, Tennessee, dated October 21, 1966 and recorded on October 21, 1966.

Being the same property conveyed to John Walter Dowell Epperson, Jr. by Quitclaim Deed from Julia Young Epperson of record in Book 4968, Page 436, Register's Office for Davidson County, Tennessee, dated November 05, 1975 and recorded on November 05, 1975.

Said John Walter Dowell Epperson, Jr. became deceased on April 30, 2010, survived by Bobbie Jean Epperson, Anderia Hudson and Walter David Epperson. Said Walter David Epperson became deceased March 23, 2007, survived by Alexx Epperson. Said Bobbie Jean Epperson became deceased April 16, 2020, survived by Anderia Hudson and Alexx Epperson. Affidavit of Heirship of record in Instrument 20181008-0099668, Instrument 20181008-0099669, Instrument 20211008-0135810, Instrument 20211008-0135811, Instrument 20211008-0135812, Instrument 20211008-0135813, Instrument 20211008-0135814, Instrument 20211008-0135815, said register's office.

Being the same property conveyed to Christopher Mitchell, a 25% undivided interest, and Anthony Hudson, a 25% undivided Interest, by QuitClaim Deed from Anderia Hudson, a 50% undivided Interest of record in Instrument No. 20211008-0135816 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on October 08, 2021.

Being a portion of the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Alexx Epperson, single, and Christopher Mitchel, married and Anthoney Hudson, single, of record in Instrument No. 20211008-0135818 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on October 08, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens

provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220405-0039252, Register's Office for Davidson County, Tennessee.
- Charter of the Seventeen-Twentyfive Roger Avenue Homeowners Association of record in Instrument Number 20220418-0043992, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 A Roger Ave, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF MAY, 2022.

Raja Properties, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of May, 2022.

Notary Public
My Commission Expires: 3/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212