THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 22094244



Commission Expires December 8, 2024

Karen Johnson Davidson County
Batch# 926309 DEEDWARR
10/06/2022 09:52:58 AM 2 pgs
Fees: $13.00 Taxes: $2,823.10



20221006-0110222

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $763,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2022.

Nathan L Powers

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen L. Sepinuck and Sandra Bancroft-Billings 829 Cedar Crest Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 114 08 0A 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton B. Kennamer and Rebecca Elaine Kennamer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen L. Sepinuck and Sandra Bancroft-Billings, as joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Cedar Crest Subdivision, Phase I, of record in Plat Book 6900, Page 284, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Clayton B. Kennamer and Rebecca Elaine Kennamer, husband and wife, by Warranty Deed from Daren K. Rippy, unmarried and Bryan M. Young, unmarried, of record in Instrument No. 20200520-0052487, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedar Crest Subdivision, Phase I, as recorded in Plat Book 6900, Page(s) 284.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7213, Page 973, amended in Book 8424, Page 405, Book 10086, Page 772 and Book 10174, Page 199 with clarification recorded at Instrument No. 20020823-0102246.

StormWater Detention Agreement as set forth in instrument recorded in Book 7127, Page 767.

This is improved property located at 829 Cedar Crest Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2022.

Clayton B. Kennamer

Rebecca Elaine Kennamer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Kennamer and Rebecca Elaine Kennamer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024