#16579

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Jerkins	Alex Jerkins	14808005600
(NAME)	(NAME)	
301 Luna Dr.	301 Luna Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 930163 **DEEDWARR**
10/17/2022 09:13:31 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20221017-0113142

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brandon Lepere, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex Jerkins, a married man,** 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 Lot No. 28, on the Map of Luna Heights Subdivision Section II, as of record in Book 2900, Page 85, Register's office for Davidson County, Tennessee.

Said Lot No. 28 begins at a point in the southwesterly margin of Luna Drive at the common front corner of Lots 28 and 96; thence with the line between Lots 28 and 96 southwestwardly 152.8 feet to a concrete monument at the common rear corner of Lots 27 and 28; hence southeastwardly 158.0 feet to an iron pin in the northwestwardly with said margin 117.0 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence with said curve northwestwardly 39.3 feet to a concrete monument in the southwesterly margin of Luna Drive; thence with the said margin northwestwardly 104.9 feet to the beginning.

Being the same property conveyed to Brandon Lepere, unmarried, by deed of record in Instrument No. 20220601-0063153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 301 Luna Dr., Nashville, TN 37211
(House Number) (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 heirs 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 my/our hands this 14th day of October, 2022.

Brandon Lepere

State of Tennessee
County of Davidson

Personally appeared before me Brandon Lepere, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16579

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024