Karen Johnson Davidson County
Batch# 931912 DEEDWARR
10/20/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20221020-0114447

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$452,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227489C	Affiant Sworn to and subscribed before me this _____ day of October, 2022. Notary Public My Commission Expires:
After Recording Return To The Above.	

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

THIS INDENTURE, made this _____ day of October, 2022, among:

EVERETTE R. BULLARD AND REBECCA O. BULLARD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARCIA I. EPELBAUM AND MICHAEL EPELBAUM, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 655 on the plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 655 fronts 38.3 feet on the Southwesterly margin of Silo Court and extends back 134.8 feet on the Northwesterly line and 200.00 feet on the Southeasterly line to a broken line in the rear, measuring 184.5 feet thereon.

Being the same property conveyed to Everette R. Bullard and Rebecca O. Bullard, husband and Wife by Warranty Deed from Charles L. Grantham and wife, Vicki I. Grantham of record in Instrument No. 20160510-0046195 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 10, 2016.

This property being known as 209 Silo Court, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Everette R. Bullard

Rebecca O. Bullard

State of Florida
County of Gulf

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Everette R. Bullard and Rebecca O. Bullard**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of October, 2022.

Notary Public
My Commission Expires: May 29, 2026

CYNDE AARON
Notary Public - State of Florida
Commission # HH 251272
My Comm. Expires May 29, 2026
Bonded through National Notary Assn.

Owner Name & Property Address:

Name: Marcia I. Epelbaum and Michael Epelbaum
Address: 209 Silo Court
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Marcia and Michael Epelbaum
Address:
City, State, Zip: 209 Silo Ct. Nashville, TN 37221

Tax ID: 156-02-147.00

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/14/2022 (date of document).

Affiant Signature

10/14/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of OCTOBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

