BOX 10-B

Karen Johnson Davidson County
Batch# 939949 **DEEDWARR**
11/10/2022 10:50:45 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20221110-0120561

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,100,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF C. ESTEPP	**SAME**	**091-11-0-216.00**
(NAME) **3616A WESTBROOK AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILLIAM ERNEST SANSOM,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF C. ESTEPP,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Lots Nos. 1009, 1011, 1013 and 1015 of Block No. 157, on the Plan of No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ALICE T. SANSOM, by deed from ED'S SUPPLY COMPANY, INC., of record in Book 8532, Page 406 dated January 17, 1992, said Register's Office. ALICE T. SANSOM further conveyed said property to ALICE T. SANSOM, and WILLIAM ERNEST SANSOM, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP by Quitclaim Deed of record as Instrument No. 20161128-0124618, dated November 23, 2016, said Register's Office. ALICE T. SANSOM having since died on or about April 10, 2020, leaving WILLIAM ERNEST SANSOM as surviving tenant.

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Pages 74 and 75 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **5104 GEORGIA AVE., NASHVILLE, TN 37209**
(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 hand this 10 day of November, 2022.

William Ernest Sansom

WILLIAM ERNEST SANSOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Ernest Sansom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of November, 2022.

My Commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON