THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5206A-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 905,000.00. Margaret Smith Affiant
Karen Johnson Davidson County Batch# 955859 **DEEDWARR** 12/28/2022 02:16:47 PM 2 pgs Fees: $13.00 Taxes: $3,348.50 20221228-0133229	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022. J. Denise Woods Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
5100 Delaware, LLC	owner	
5100 Delaware Avenue		091-11-0-257.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeff Estepp**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5100 Delaware LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 1001 and the Easterly twenty feet of Lot No. 1003 of Block No. 153, Plan 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot and part of Lot join and front together 55 feet on the Northerly side of Delaware Avenue and extend back Northerly between parallel lines and with the West margin of 51st Avenue, formerly 10th Street, 150 feet to an alley.

Being the same property conveyed to Jeff Estepp by Warranty deed from Blue Ridge Homes, LLC, Series 8, established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170601-0054615 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 01, 2017.

This property is not now and has never been the residence of the Grantor of the Grantor's family and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5100 Delaware Avenue, Nashville, TN 37209**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 21st day of DECEMBER, 2022.

Jeff Estepp by Robert W. Estepp as his attorney-in-fact

Jeff Estepp by Robert W. Estepp as his attorney-in-fact

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 **Robeert W. Estepp,** 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 on behalf of **Jeff Estepp**, as hisr Attorney in Fact, as the free act and deed of the within named **Jeff Estepp**

Witness my hand and official seal this the 21st day of December, 2022.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE