Prepared by:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119
(901) 881-8600

Return to:
Carney Title
400 Overback Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

WARRANTY DEED

Effective as of **27th day of December, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **EPH 2 Assets, LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Karen Mashburn, a single woman,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Lot 7, A Planned Unit Development, Bowlingate, as shown on plat of record in Plat Book 6250, Page 844, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mesa Verde Assets, LLC by Special Warranty Deed from The Truxton Trust Company as Executor of the Estate of Anna V. Wadlington, of record in Instrument No. **20190429-0039193**, in the Register's Office of Davidson County, Tennessee, dated April 23, 2019 and recorded on April 29, 2019.

Being the same property conveyed to EPH 2 Assets, LLC by Quitclaim Deed*

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record;, and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Planned Unit Development, Bowlingate, as recorded in Plat Book 6250, Page 844; Declaration of Covenants, Conditions and Restrictions recorded in Book 6802, Page 512, as amended in Instrument No. 20220210-0015409all of record in the Register's Office of Davidson County, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

* See Instrument 20200520-0052291.

Karen Johnson Davidson County
Batch# 956945 DEEDWARR
12/30/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20221230-0134129

WITNESS the Grantor's hand on this 27th day of December 2022

GRANTOR:

EPH 2 Assets, LLC
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: Michelle Gregory
Its: Authorized Signatory

STATE OF Virginia
COUNTY OF Chesterfield

Before me, a Notary Public of the state and county mentioned, personally appeared Michelle Gregory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of EPH 2 Assets, LLC, the within named bargainor, a Limited Liability Company, and that such Michelle Gregory as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of EPH 2 Assets, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office in Virginia, this 28th day of December, 2022.

Notary Signature
Printed Name: Chelsey Kidd

My commission expires: 3/31/2024

CHELSEY B KIDD NOTARY PUBLIC REG # 7674012 MY COMMISSION EXPIRES 3/31/2024 COMMONWEALTH OF VIRGINIA

New Owner Name and Address: Karen Mashburn 3624 Bowlingate Lane Nashville, TN 37215 **Property Address:** 3624 Bowlingate Lane Nashville, TN 37215 **Mail tax bills to:** Legacy Home Loans dba Steadfast 1036 Stearman Dr #6 White House, TN 37188 Parcel I.D. Numbers: 117-05-0A-007-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$1,200,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 30 day of December, 2022 NOTARY PUBLIC Commission expires: 8-20-2025

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, **Pam Autry,** 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 this the 30th 22nd day of December, 2022.

Affiant Signature
Date 12/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON