Karen Johnson Davidson County
Batch# 982338 DEEDWARR
03/20/2023 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $2,549.30
20230320-0019901

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
1720 West End Ave
Suite 300
Nashville, TN 37203

File No.: 2022120218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kadie Lynn Patterson and Joshua Logan Houston	CAPSTAR BANK	110-00-0-052.00, 110-00-0-053.00, 110-00-0-051.00 110-00-0-179.00
(NAME) 4715 Hessey Rd	(NAME) 2002 RICHARD JONES RD	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) STE 300A NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY-NINE THOUSAND AND NO/100 Dollars ($689,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TYLER JOE GEPHART AND AUBREY GEPHART, HUSBAND AND WIFE AND KENNETH PARSONS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KADIE LYNN PATTERSON AND JOSHUA LOGAN HOUSTON, WIFE AND HUSBAND**, 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:

SEE EXHIBIT "A"

unimproved ☐
This is improved ☒ property, known as 4715 Hessey Rd, Mount Juliet, TN 37122
(House No.) (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.

Executed by our hands this the 13th day of March, 2023.

Tyler Joe Gephart

Aubrey Gephart

Kenneth Parsons

STATE OF Tennessee

County OF Davidson

Before Me, Shahera Khalil a Notary Public for the above State and County, do hereby certify that **Tyler Joe Gephart, Aubrey Gephart and Kenneth Parsons** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 Th day of March, 2023.

Notary Public

My Commission Expires: 9-2-2024

(SEAL)

SHAHERA KHALIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Exhibit "A"

Legal Description

Parcel 1

Two tracts of land in the 4th Civil District of Davidson County, Tennessee described as follows:

TRACT NO. 1: Being a part of the Edward J. Fulton tract, described according to a survey made by E. R. Southgate, March 7, 1945, as follows:

BEGINNING at a cross on a natural rock in the west line of said Fulton tract, and northerly 620 ft. from a walnut tree, said point being at the southwest corner of said Fulton Tract; thence S 83° E 420 ft. to a stake and cedar tree; thence S 3-1/2° W 210 ft. to a stake; thence N 83° W 420 ft, to an iron pin on the west line of said Fulton tract; thence N 3-1/2° E 210 ft. to the point of beginning, containing two acres, more or less.

INCLUDING a 10 ft. right-of-way strip of land extending from the above described tract to the walnut tree as follows:

Beginning at an iron pin at the southwest corner of said two acre tract, running thence with the west line of the Fulton tract S 3-1/2° W 410 ft. to the walnut tree at the southwest corner of said Fulton tract; thence easterly 10 ft.; thence N 3-1/2' E 410 ft, to the south line of said two acre tract; thence W 10 ft. to the beginning.

TRACT NO. 2: Beginning in the southwest corner of a tract of land conveyed to James C. Carter and wife, recorded in Book 2741, page 119, RODC, 420 ft. northeasterly to the northeast corner of the said tract; thence southeasterly 60 ft. to a point; thence southwesterly 420 ft. to a point; thence northwesterly to the point of beginning. Being the same property conveyed to HENRY FAY MILLER AND WIFE, MARILYN MILLER, by deed from HENRY FAY MILLER, of record in Book 4527, page 307, dated July 19, 1971, said Register's Office. Being further conveyed to HENRY FAY MILLER AND WIFE, MARILYN MILLER, by quitclaim deed from HENRY FAY MILLER AND WIFE, MARILYN MILLER, of record in Book 5178, page 667, dated August 1, 1977, said Register's Office.

The said Henry Fay Miller died on or about October 12, 2013, leaving the said Marilyn Miller the surviving tenant by the entirety. The said Marilyn Miller having since died on or about June 25, 2019, leaving said property to Gail Piper and Billye Thompson her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No, 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

Parcel 2

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northwesterly corner of a tract of land conveyed to James C. Carter, et ux, recorded in Book 2741 page 179, southerly along the margin of James C. Carter's property 270 feet to a point; thence easterly 325 feet to a point; thence northerly 270 feet to a point; thence westerly 325 feet to a point; thence northerly 270 feet to a point; thence westerly 325 feet to a point of beginning; being 1.9 acres, more or less, including an 8 foot right of way strip of land extending from the 10 foot right of way strip conveyed to James C. Carter, et ux, described as follows:

Beginning 60 feet from the southerly side of James C. Carter's property northerly 420 feet to a point; thence 8 feet easterly to an point; thence southerly 420 feet to a point; thence westerly 8 feet to a point of the beginning.

Being the same property conveyed to HENRY F. MILLER AND WIFE, MARILYN MILLER, by deed from GEORGE W. STEPHENS, THOMAS M. HEUGHAN AND WIFE, KATHERINE MARIE HEUGHAN, of record in Book 4593, page 459, dated April 19, 1972, said Register's Office. Being further conveyed to HENRY FAY MILLER AND WIFE, MARILYN VAN BUREN MILLER, by quitclaim deed from HENRY FAY MILLER AND WIFE, MARILYN VAN BUREN MILLER, of record in Book 5178, page 669, dated August 1, 1977, said Register's Office.

The said Henry Fay Miller having since died on or about October 12, 2003, leaving Marilyn Van Buren Miller the surviving tenant by the entirety. The said Marilyn Van Buren Miller having since died on or about June 25, 2019, leaving said property to Gail Piper heirs at law and Billye Thompson. For further reference see Affidavit of Heirship of record in Instrument No. 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

Parcel 3

A certain tract or parcel of land in Davidson County, State of Tennessee, in the 11th District, bounded as follows:

On the north by Rebecca White Andrew Cog er, and Ett. Lane, on the east by M. D. McIntosh, south by Frank Castleman estate on the west by Mangarnry Hessey. Thence to the beginning, containing six (6) acres, be the same more or less.

Being the same property conveyed to HENRY MILLER AND WIFE, MARILYN MILLER, by deed from BERNARD PITTMAN, of record in Book 4756, page 398, dated October 17, 1975, said Register's Office. For further reference see Order of record in Book 10755, page 812, said Register's Office.

Parcel 4

Land being located in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of the dead-end Hessey Lane, thence N 6' 13' East 678.2 feet along the western boundary of the Clifford Parsons and Henry Miller property to a point; thence N 87' 08' West a distance of 50 feet to a point; thence S 6' 13' West 678.2 Feet to the center of the Hessey Lane; thence S 87' 08' East along the center of the said Hessey Lane a distance of 50 feet to the point of beginning, and containing .76 acre, more or less.

Being the same property conveyed to HENRY MILLER AND WIFE, MARILYN MILLER, by deed from T.H. FELTS AND WIFE, LOUISE D. FELTS, of record in Book 6003, page 355, dated June 24, 1981, said Register's Office.

The said Henry Fay Miller having since died on or about October 12, 2003, leaving Marilyn Van Buren Miller the surviving tenant by the entirety. The said Marilyn Van Buren Miller having since died on or about June 25, 2019, leaving said property to Gail Piper and Billye Thompson, heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20200617-0063307, Instrument No. 20200617-0063308 and Instrument No. 20200617-0063309, said Register's Office.

All Parcels

Being the same property conveyed to Tyler Joe Gephart and Aubrey Gephart, husband and wife and Kenneth Parsons by Warranty deed from Gail Piper and Billye Thompson of record in Instrument No. 20201207-0141535, Register's Office for Davidson County, Tennessee, dated November 20, 2020

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 20, 2023 (date of document).

Affiant Signature

March 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023