THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5747-WE

Karen Johnson Davidson County
Batch# 989837 DEEDWARR
04/10/2023 11 03 18 AM 2 pgs
Fees $13 00 Taxes $2,035 00

20230410-0025674

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey Charles Estepp	owner	
3616 A Westbrook Avenue		103-04-0-065 00
Nashville, TN 37205		
(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, **William Dullea, Trustee of The Daggus Trust dated June 30, 2017**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffey Charles Estepp**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 210, Block 12 on the Plan of Charlotte Park Companys First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Gloria Russell and William Dullea, Co-Trustees of The Daggus Trust dated June 30, 2017 by Quitclaim deed from Gloria Russell, Trustee U/A/D March 06, 2007 of the Wendell D Russell Revocable Living Trust of record in Instrument No 20170712-0070122 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 12, 2017 William Dullea is the surviving Trustee of The Daggus Trust dated June 30, 2017

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 **4309 Idaho 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, his heirs 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, his 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 our hands this the 7th day of March, 2023

William Dullea, Trustee of The Daggus Trust dated June 30, 2017

BY: WD Trustee
William Dullea, Trustee

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 Dullea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee of The Daggus Trust dated June 30, 2017, and thathe executed the within instrument on behalf of The Daggus Trust dated June 30, 2017, as Trustee of The Daggus Trust dated June 30, 2017, as the free act and deed of the within named The Daggus Trust dated June 30, 2017.

Witness my hand and official seal this the 7th day of April, 2023

My Commission expires 1-8-24

Notary Public

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