Karen Johnson Davidson County
Batch# 1002355 DEEDWARR
05/11/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230511-0035249

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1237-KS

STATE OF ~~NEVADA~~ TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Miles Nico Gepner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH23-05672

Address of New Owner:	Send Tax Bills to:	Tax Information:
Miles Nico Gepner 713 Dover Road Nashville, TN 37211	New Owner	119 12 0 102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kasie Lee Allen, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Miles Nico Gepner, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 77 on the Plan of Battlewood Section One, as of record in Book 1835, Page 31 in the Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the Southerly side of Dover Road and runs back between lines measuring 191.3 feet on the Easterly line and 211.46 feet on the Westerly line to a dead line, on which it measures 120 feet.

Being the same property conveyed to Kasie Lee Allen, a single woman, by Warranty Deed from New Again Renovations LLC, a Tennessee Limited Liability Company and Christopher B. Sadler, of record in Instrument No. 20210813-0109517, in the Register's Office of Davidson County, Tennessee, dated August 10, 2021 and recorded on August 13, 2021.

Being the same property conveyed to New Again Renovation LLC, a Tennessee Limited Liability Company and Christopher B. Sadler, by Warranty Deed from Douglas C. York, Trustee of Revocable Trust Agreement of Douglas C. York dated April 7, 2011, of record in Instrument No. 20210322-0037847, in the Register's Office of Davidson County, Tennessee, dated December 02, 2020 and recorded on March 22, 2021.

Being the same property conveyed to Douglas C. York, Trustee of The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011, by Quitclaim Deed from Douglas C. York, of record in Instrument No. 20200709-0074603, in the Register's Office of Davidson County, Tennessee, dated June 22, 2020 and recorded on July 09, 2020.

Being the same property conveyed to Douglas C. York, by Executor's Quitclaim Deed from Douglas C. York, Executor of the Estate of Jean B. Windrow Delffs, deceased, of record in Instrument No. 20200416-0040070, in the Register's Office of Davidson County, Tennessee, dated April 08, 2020 and recorded on April 16, 2020.

Being the same property conveyed to Ethel Jean Hill, by Quitclaim Deed from James Minter Hill, of record in Book 3281, Page 54, in the Register's Office of Davidson County, Tennessee, dated September 15, 1961 and recorded on September 15, 1961. Ethel Jean Hill and Jean B. Windrow Delffs are one and the same person. Jean B. Windrow Delffs subsequently died on March 4, 2020 and devised the subject property to Douglas C. York by Will recorded in the Clerk & Master's Office for Williamson County, Tennessee, under Docket No. P10921.

Being the same property conveyed to James M. Hill and wife, Jean Bell Hill, by Warranty Deed from Woodbine Homes, Inc., a Tennessee Corporation, of record in Book 2025, Page 417, in the Register's Office of Davidson County, Tennessee, dated October 20, 1951 and recorded on October 25, 1951.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 713 Dover Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of May, 2023

Kasie Lee Allen

STATE OF NEVADA

COUNTY OF CLARK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kasie Lee Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at LAS VEGAS, Nevada, this 3RD day of MAY, 2023.

Notary Public

My Commission Expires: APRIL 20, 2027

CURTIS STEWART
Notary Public - State of Nevada
Appointment No. 15-1162-1
My Appointment Expires 04/20/2027

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 5-3-23.

Kathy Smith
Affiant Signature

5-3-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this May 3, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

