Karen Johnson Davidson County
Batch# 1025877 DEEDWARR
07/13/2023 01:32:26 PM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20230713-0053804

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-AR-23-2802

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2023

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Kate Farmer 2802 Ennis Road Nashville, TN 37210	New Owner	119-11-0-090.00

WARRANTY DEED

FOR AND IN 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/WE,

Ersan Jon Capan and James William Warram, III, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Kate Farmer, *unmarried*

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:
Being Lot No. 85 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 85 fronts 155.6 feet on the Southerly side of Ennis Road and runs back between lines, 209.8 feet on the Westerly line and 219.2 feet on the Easterly line to a dead line in the rear on which it measures 167.9 feet.

Being the same property conveyed to Ersan Jon Capan and James William Warram, III, a married couple by Warranty deed from Tonya Sue Miller, married of record in Instrument No. 20200820-0093830, Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 20, 2020. (Value of consideration shown in aforementioned deed $390,000.00.).

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 2802 Ennis Road, Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2802 Ennis Road, Nashville, TN 37210

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 so 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.

Dated this the 10th day of July, 2023.

Ersan Jon Capan

James William Warram, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2023, before me personally appeared Ersan Jon Capan and James William Warram III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY