Karen Johnson Davidson County
Batch# 1066884 DEEDWARR
10/31/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20231031-0085195

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeriesha Murphy
775 Bradburn Village Way
Antioch, TN 37013

SEND TAX BILL TO:
NEW OWNER
775 BRADBURN VILLAGE WAY
ANTIOCH, TN 37013

MAP/PARCEL 164-06-0B-177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chioma Epps, a single person, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Jeriesha Murphy, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 177, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit "A" of the Supplementary Declaration to Amended and Restated Declaration of Covenants, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Jennifer M. Sparks, unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20200227-0021794 Register's Office for Davidson County, Tennessee, dated February 14, 2020, and recorded on February 27, 2020.

Being the same property conveyed to Chioma Epps, unmarried by Warranty deed from Jennifer M. Sparks, an unmarried woman of record in Instrument No. 20220520-0058745 Register's Office for Davidson County, Tennessee, dated May 16, 2022, and recorded on May 20, 2022.

This is improved property known as: **775 Bradburn Village Way, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

Possession to be given 27th day of October, 2023.

WITNESS MY HAND on this the 27th day of October, 2023.

Chioma Epps

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chioma Epps,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of October, 2023.

NOTARY PUBLIC

Notary Public At Large

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $289,900.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of October, 2023.

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/7/2026

File No: 230382

Certificate of Authenticity

I, Holly A. Mason, 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 October 27, 2023:

Affiant Signature

10/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026