Karen Johnson Davidson County
Batch# 1137490 DEEDWARR
05/21/2024 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $4,717.50
20240521-0037659

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,275,000.00 Affiant Subscribed and sworn to before me This 17th day of May 2024. TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11/03/2027

Address New Owners as:	Tax Bill To:	Map / Parcel
Steven M. Gray and Barbara A. Gray as Trustees of Steven M. Gray and Barbara A. Gray Living Trust dated 04/27/21 410 Woodmont Hall Place Nashville, TN 37205	New Owner	116-08-0Y-001.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kevin M. Kepler and Jody L. Kepler, husband and wife** (hereinafter referred to as "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Steven M. Gray and Barbara A. Gray as Trustees of Steven M. Gray and Barbara A. Gray Living Trust dated 04/27/21** (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Nashville, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3A of Woodmont Hall Place III, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County,

Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodmont Hall Place III, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140110-0002959, Amendment of record in Instrument No. 20150702-0064151, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, Conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Hall Place III, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140110-0002959, Amendment of record in Instrument No. 20150702-0064151, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kevin M. Kepler and Jody L. Kepler, husband and wife, by Warranty Deed from Jard S. Jones, unmarried, of record in Instrument No. 0071251, Register's Office of Davidson County, Tennessee.

20190722-

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2024 and subsequent years, a lien not yet due and payable. Map & Parcel 116-08-0Y-001.00
2. Master Deed of record in Instrument No. 20140110-0002959 and amended in Instrument No. 20150702-0064151, said Register's Office.
3. Stormwater restriction of record in Instrument No. 20130923-0099661, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of May 2024.

Grantors:

Kevin M Kepler

Kevin M. Kepler

Jody L. Kepler

Kevin M Kepler, attorney in fact

for Jody L Kepler

By: Kevin M. Kepler, Attorney in Fact for Jody L. Kepler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Kevin M. Kepler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 17 day of May 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Kevin M. Kepler, as Attorney in Fact for Jody L. Kepler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Jody L. Kepler**, and as such **Attorney in Fact for Jody L. Kepler** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Business Name,** the within named bargainor, and that he as such **Attorney in Fact for Jody L. Kepler,** executed the foregoing instrument for the purpose therein contained, by signing the name **Kevin M. Kepler, as Attorney in Fact for Jody L. Kepler.**

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of May, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 17 day of May, 2024.

Pam Autry
Affiant Signature
Date 5/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of May, 2024.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028