This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4205-SL

Karen Johnson Davidson County
Batch# 1185353 DEEDWARR
09/24/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20240924-0074028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $949,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2024.

Notary Public
My Commission Expires: 4-18-2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Harris Tepperman and Ariana Joelle Kaufman 3759 Homeland Drive Nashville, TN 37218	New Owner	058-00-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert Brandon McDonald, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Harris Tepperman and Ariana Joelle Kaufman, husband and wife**, 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee as follows:

Tract 1; Beginning at a stake on the Ridge, it being the Northwest corner of what was, if not now, the Homeplace of W.A. Totter in 1875, and running with the Ridge South 71 degrees West 16 poles to an oak; thence, North 20 degrees East across a Branch at 33 poles to an oak; thence North 20 degrees East across a Branch at 33 poles, in all 87 poles to a haw bush; thence, North 67 Degrees East 7 poles to a Hickory and ash, to what was the Southwest corner of the W.A. Trotter place in 1875; thence, along the line of said Trotter Home Tract, Northwesterly 88 poles to the beginning.

Tract II: Beginning about Six (6) Miles from the city of Nashville, and beginning at a Hickory and ash, what was, if not now, MS. Drake' s corner in 1875; Running Thence North 25 degrees West with Drakes Land 21 poles to a Hickory, Drake's corner; Thence, North 45 degrees East 20 poles to a white oak; thence, North 49 degrees east 22 poles to a black oak; thence, 65-1/4 degrees East 18 poles to a stake and pointers in the West boundary line of R. H. Ewing's land; thence South 1 degrees West 123 poles to a stake and pointers; thence, West 14 poles to the beginning, including the Reservation to Albert G. Wilcox, et ux, set out in the Deed of W.A. Trotter to Emma Tibbs, as shown of record in Book 54, page 123, register's office for Davidson County, Tennessee.

Being the same property conveyed to Brandon McDonald, unmarried by Warranty Deed from Joe L. Wall and wife, Deborah L. Wall of record in Instrument No. 20120117-0004214 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 17, 2012.

Jocelyn Stephens McDonald joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **3759 Homeland Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2024.

GRANTOR:

Robert Brandon McDonald

Jocelyn Stephens McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Brandon McDonald and Jocelyn Stephens McDonald, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 9-19-24.

Affiant Signature – Joshua A. Terry

9-23-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-23-24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27