Karen Johnson Davidson County
Batch# 1188385 DEEDWARR
10/01/2024 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241001-0076024

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23310-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lukas Nanthanial Ham Tehya Nicole Ham 2801 Lakeshore Dr. Old Hickory, TN 37138	New Owner	082-03-0-442

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lillie Beatrice Edwards, unmarried and Aundrea Epps, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lukas Nathanial Ham and Tehya Nicole Ham, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 and the northern 17 feet of Lot No. 9 on the Map of Oakwood Park, as of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the northerly 17 feet of Lot No. 9 front together 48 feet on the easterly side of North Fourth Street, now Lischey Avenue, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Lillie Beatrice Edwards and Aundrea Epps, as joint tenants with rights of survivorship by Quitclaim Deed from Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps now known as Aundrea Epps and Erika Sheree Kurzamwa, as joint tenants with rights of survivorship, dated November 4, 2019, recorded November 19, 2019, of record in Instrument No. 20191119-0119290; as corrected in Instrument No. 20191218-0130426, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor, Aundrea Epps, and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **1111 Lischey Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 27th day of September, 2024.

GRANTOR:

Lillie B. Edwards
Lillie Beatrice Edwards

Aundrea Epps
Aundrea Epps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lillie Beatrice Edwards and Aundrea Epps, the within named bargainor(s), 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 27th day of September, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202410010076024

Certificate of Authenticity

I, Ryan Lux, 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 **9/30/2024**.

Date

Affiant Signature

9/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY