THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7977-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 512,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1208385 DEEDWARR
11/25/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20241125-0092107

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jameion Blakely	New Owner	
8231 Highway 70 S		127-10-0-013.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jameion Blakely, unmarried**

HEREINAFTER CALLED THE GRANTEE, 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. 14, on the plan of Merrymount Acres, Section I, of record in Book 3700, Page 17, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 140.0 feet on the Southwesterly margin of Highway 70 South and runs back between lines measuring 228.8 feet on the Northwesterly line and 397.0 feet on the Southeasterly line to a broken line in the rear, upon which it measures 246.31 feet thereon.

Being the same property conveyed to Jeff Estepp, LLC by Warranty Deed from William Dullea of record in Instrument No. 20240618-0045673 Register's Office for Davidson County, Tennessee, dated June 17, 2024 and recorded on June 18, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **8231 Highway 70 S, Nashville, TN 37221**

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

Witness my hand this the 25th day of November, 2024.

Jeff Estepp, LLC

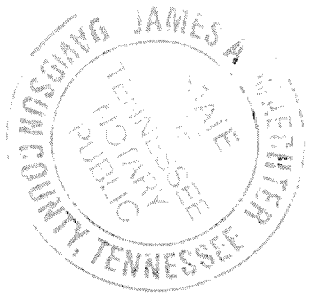
BY: _____
Jeff Estepp, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Jeff Estepp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of **Jeff Estepp, LLC** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Authorized Member.

Witness my hand and official seal this the 25th day of November, 2024.

_____ my commission expires: 11-8-27
Notary Public



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/25/24 (date of document)

Regina Sullo

Affiant Signature

November 25, 2024

Date

State Of TN

County of Davidson

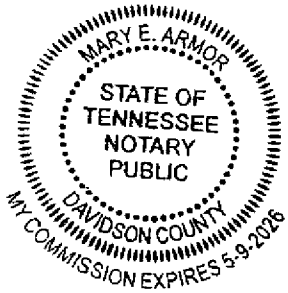
Sworn and subscribed before me this 25 day of November, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202411250092107