Karen Johnson Davidson County
Batch # 1221939 DEEDWARR
12/31/2024 10 43 02 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20241231-0101445

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th **DAY OF** December, ~~2025.~~ 2024.

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

06-NSH24-08791

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dainon Sidney 153 Timber Ridge Drive Nashville, TN 37217	New Owner	136-07-0-039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William S. Epps and wife, Elaine H. Epps,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dainon Sidney, an unmarried man,** hereinafter called the Grantees, their successors 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. 58 on the Plan of Section Two, Priest Lake Park Subdivision of record in Plat Book 4175, Page (s) 56 through 58, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to William S Epps and wife, Elaine H Epps by Warranty Deed from James E. Moore and wife, Joanne G Moore of record in Book 9135, page 498, Register's Office for Davidson County, Tennessee, dated October 29, 1993 and recorded on November 02, 1993

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as. 153 Timber Ridge Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 30th day of December , ~~2025~~ 2024

William S. Epps

Elaine H Epps

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William S Epps and Elaine H Epps with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 30th day of December, 2024.

Notary Public

My Commission Expires 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON