Name and Address of New Owner:
Jonathan Epcar and Tyler Gilstrap
1331 Cardinal Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1227868 DEEDWARR
01/17/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250117-0003926

Map & Parcel No: 061-16-0-059.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **William J. Hadley and Kylan B. Hadley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Epcar and Tyler Gilstrap, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 17 and 18, Block "A" on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots adjoin and front together 100 feet on the Northeasterly margin of Cardinal Avenue, formerly Martha Avenue and extend back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to William J. Hadley and Kylan B. Hadley by Warranty deed from Michael E. Morgan, married of record in Instrument No. 20180321-0026796 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1331 Cardinal Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of January, 2025.

William J. Hadley (SEAL)

Kylan B. Hadley (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2025, before me personally appeared William J. Hadley and Kylan B. Hadley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of January, 2025.

Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **January 16, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

1/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025