Karen Johnson
Batch # 1267340
05/01/2025 11:07:25 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250501-0033696

QUITCLAIM DEED

FROM: **ALTONIA DENISE EPPS, RONALD CHRISTOPER EPPS and TOMAKA MONIQUE EPPS**

TO: **JOHN EPPS**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	MAP & PARCEL NO.
John Epps 223 Macfie Drive Madison, TN 37115	SAME	33-16 211

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

TRACEY MACIAS
Notary Public - State of Florida
Commission # HH 336478
My Comm. Expires Nov 29, 2026

STATE OF Florida)
)
COUNTY OF Hillsborough)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF April, 2025.

NOTARY PUBLIC
My Commission Expires: 11/29/2026

FOR LOVE AND AFFECTION AND CONSIDERATION of the premises and other good and valid consideration, **Altonia Denise Epps, Ronald Christopher Epps and Tomaka Monique Epps** heirs at law, of Gwendolyn Druzal Epps, deceased, unmarried, having died intestate on November 13, 2024 being survived by her children, **Altonia Denise Epps, Ronald Christopher Epps, and Tomaka Monique Epps** do hereby convey all our rights, title and interest to **John Epps**, the parcel or Lot of land hereinafter described.

LAND being Lot No. 169-A on the Plan of Zone Lot Division of all lots of Phase One, Cedar Bluff Subdivision, of record in Plat Book 5200, page 610, as amended and revised in Plat Book 6250, page 827 and Plat Book 6250, page 836, Register's office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

SAID Lot No. 169-A fronts 42.53 feet on the westerly margin of MacFie Drive and extends back 145.71 feet on the southerly line and 146.50 feet on the northerly line to a line in the rear measuring 44.14 feet thereon.

BEING the same property conveyed to Gwendolyn D. Epps, unmarries, by Deed from Lisa Renfro Pyles, unmarries, Register's Office, Instrument # **20060925-0118376**. The said Gwendolyn D. Epps having died November 13, 2024.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 223 Macfie Drive, Madison, TN 37115

And now **ALTONIA DENISE EPPS, RONALD CHRISTOPHER EPPS, AND TOMAKA MONIQUE EPPS** conveys unto **JOHN EPPS** the same property described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of April, 2025.

Altonia Denise Epps
ALTONIA DENISE EPPS

Ronald Christopher Epps
RONALD CHRISTOPHER EPPS

Tomaka Monique Epps
TOMAKA MONIQUE EPPS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **ALTONIA DENISE EPPS** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 12th day of April, 2025.

Keisha Griggs
Notary Public

KEISHA GRIGGS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

My commission expires 09/07/2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **RONALD CHRISTOPHER EPPS** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 12th day of April, 2025.

Keisha Griggs
Notary Public

My commission expires 09/07/2026

KEISHA GRIGGS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **TOMAKA MONIQUE EPPS** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. KG

Witness my hand and official seal at ~~Nashville~~ Madison Tennessee, this 12th day of April, 2025.

Notary Public

My commission expires 09/07/2026

KEISHA GRIGGS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON