Karen Johnson Davidson County
Batch# 1274499 DEEDWARR
05/19/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20250519-0039217

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#756-261-A

ADDRESS NEW OWNER:
**Michael Tepe Sr.**
**766 Fitzpatrick Road**
**Nashville, TN 37214**

SEND TAX BILL TO:
**New Owner**

MORTGAGEE:

Parcel ID:
**096-16-0-155**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richlyn L. Jones,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michael Tepe, Sr.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 261-A, Zone Lot Division of Lots 260 thru 267 of Larchwood, Section III, of record in Book 5200, page 540 amended in Book 6250, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Richlyn L. Jones by deed dated May 28, 1999 from Terri Hagar, recorded June 21, 1989, in Book 11535, Page 531, Register's Office for Davidson County, Tennessee.

This is improved property known as 766 Fitzpatrick Road, Nashville, TN 37214. Possession is to be given on May 19, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of May 2025.

Richlyn L. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richlyn L. Jones,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May 2025.

NOTARY PUBLIC

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

My Commission Expires: 1/31/29

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$288,000.00**.

AFFIANT

Subscribed and sworn to before me on this 19th day of May 2025.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-31-2029

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 19, 2025.

John M. Lee, Attorney

Date: May 19, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of May 2025.

Notary Public

J. C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027