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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250450792

Karen Johnson
Batch # 1277486
05/27/2025 10 41 42 AM
Fees $13 00 Taxes $1,507 75

Davidson County
DEEDWARR
2 pgs

20250527-0041301

LAKISHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$407,500.00~~

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

Notary Public
My Commission Expires: My Commission Expires September 9, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guy Braswell 316 Valeria St Nashville TN 37210	New Owner	Tax Parcel ID No. 119-01-0-382.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan Epperson and Logan Epperson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Guy Braswell, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 53 on the Plan of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Plat Book 332, page 21, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the North side of Valeria Street, and runs back Northwardly, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jordan Epperson and Logan Epperson, husband and wife by Warranty Deed from Molly Ruth Boyte, unmarried and William E. Boyte, Jr., married, a tenants in common with right of survivorship of record in Instrument No. 20201208-0142181 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 08, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.

This is improved property located at 316 Valeria St Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 23rd day of May, 2025.

Jordan Epperson

Logan Epperson

STATE OF Tennessee)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Epperson and Logan Epperson, 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, at office, this 21st day of May, 2025.

Notary Public

My Commission Expires: My Commission Expires September 9, 2025

LAKISHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY