# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000 00

Affiant

Karen Johnson Davidson County
Batch # 1284728
06/16/2025 11 30 41 AM
Fees $13 00 Taxes $2,127 50
20250616-0046799

DEEDWARR
2 pgs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

G-BMR-25-1910

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Epley Family Living Trust Dated 03/27/2024** | Same | |
| (NAME) **1910 Holly Street** | (NAME) 5445 New Cut Rd. | **083-14-0-081.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) Greenbrier TN 37073 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW MAYO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TY LEE EPLEY AND ROBIN KAYE EPLEY, TRUSTEES OF THE EPLEY FAMILY LIVING TRUST DATED MARCH 27, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 101, Block D on the Plan of Map of Block "A" of Priest Home Place of record in Plat Book 161, Page 102, 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 Barry Mayo by Warranty Deed from Horace J Temple and wife, Sheryn L Temple of record in Instrument No 20200831-0098733 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on August 31, 2020

Being the same property conveyed to Matthew Mayo by Quitclaim Deed from Barry Mayo of record in Instrument No 20250415-0028674 Register's Office for Davidson County, Tennessee, dated April 09, 2025 and recorded on April 15, 2025

The above referenced property has never been the principal marital residence for the Grantor

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1910 Holly Street, Nashville, Tennessee 37206**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 10th DAY OF JUNE, 2025

Matthew Mayo by Margaret Means, Attorney in Fact

Matthew Mayo by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MATTHEW MAYO, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW MAYO

Witness my hand and official seal, this the 10th of June, 2025

Notary Public
My Commission Expires 7-7-25
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212