RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $792,000 00

Nancy Enoch
Affiant

Subscribed and sworn to me on 8/22/25

NOTARY PUBLIC

My Commission Expires 11-8-27

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1313888
08/25/2025 10 03 18 AM
Fees $13 00 Taxes $2,930 40

Davidson County
DEEDWARR
2 pgs

20250825-0067648

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO	MAP – PARCEL #
Jeff Estepp, LLC 4913 Indiana Avenue Nashville, TN 37209	new owner	103 04 0 384 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth A Rebman, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeff Estepp, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being the West 50 feet of Lot No. 69 on the Plan of WEST END ANNEX, AS SUBDIVIDED BY THE SYLVAN PARK LAND COMPANY, as of record in Plat Book 332, Page 61, Register's Office for said County

Said part of said lot fronts 50 feet on the North side of Nebraska Avenue and runs back between parallel lines, along the East margin of 41st Avenue North, 158 3 feet to an alley

Being the same property conveyed to Kenneth A Rebman, by Warranty Deed from Estate of Ira S Woodside, of record in Instrument No 200007060066763, in the Register's Office of Davidson County, Tennessee, dated on June 30, 2000 and recorded on July 06, 2000

This is improved property known as 4028 Nebraska Ave, Nashville, Tennessee 37209

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 08/ 18 /25

Kenneth A Rebman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/ 18 /25, before me personally appeared Kenneth A Rebman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

Witness my hand and official seal on 08/ 18 /25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires 07/02/29

