WARRANTY DEED

Karen Johnson
Batch # 1408238
04/20/2026 09:24:53 AM
Fees: $13.00 Taxes: $2,301.40

Davidson County
DEEDWARR
2 pgs

20260420-0031983

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John David Bolton, Jr, a married man	Timolo	83-14-0-081.00
(NAME)	(NAME) Suite 12	
1910 Holly Street	855 Springfield Hwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260509

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ty Lee Epley and Robin Kaye Epley, Trustees of the Epley Family Living Trust Dated 03/27/2024** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John David Bolton, Jr, a married man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

BEING Lot No. 101 of Block D on the Plan of Priest Home Place Subdivision 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 Ty Lee Epley and Robin Kaye Epley, Trustees of the Epley Family Living Trust Dated March 27, 2024 by Warranty Deed from Matthew Mayo, married, dated 06/10/2025 and filed for record in Inst. No. 20250616-0046799, Register's Office for Davidson County, Tennessee.

Subject to:
Restrictive Covenant for Accessory Dwelling, Detached Structure appearing of record in Inst. No. 20260227-0015647, Register's Office for said County.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill, of record in Inst. No. 20260217-0012644, Register's Office for said County.

Joint Driveway Agreement appearing of record in Instrument No. 20010709-0072559, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 1910 Holly Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of April, 2026

Epley Family Living Trust

BY: Ty Lee Epley Trustee
Ty Lee Epley, Trustee

BY: Robin Kaye Epley Trustee
Robin Kaye Epley, Trustee

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ty Lee Epley and Robin Kaye Epley, Trustees of the Epley Family Living Trust Dated 03/27/2024, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of April, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON