Karen Johnson Davidson County
Batch# 384870 DEEDWARR
04/13/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20200413-0038449

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00.

Lesley Anne Kupferer
Affiant

Subscribed and sworn to me this 9th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33269

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Santoori Investments, LLC, a Tennessee limited liability company PO Box 3407 Brentwood TN 37027	NEW OWNER	119-8-078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lesley Anne Kupferer and Courtney Leigh Kupferer,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Santoori Investments, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No.15 on the plan of Glencliff Estates, Section 1, of record in Book 1130, page 56, 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 Thomas C. Kupferer, a single person, by Warranty Deed from Robert B. Farrell and wife, Jayne Farrell, of record on January 11, 2011 as Instrument No. 20110111-0002964, Register's Office for Davidson County, Tennessee. The said Thomas Christopher Kupferer having since died without a Will on October 04, 2019, leaving his sisters, Lesley Anne Kupferer and Courtney Leigh Kupferer Kupferer as his only heirs at law.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 727 Currey Road, Nashville, TN 37217.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and representatives, 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 9th day of April, 2020.

Lesley Anne Kupferer
Lesley Anne Kupferer

Courtney Leigh Kupferer
Courtney Leigh Kupferer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lesley Anne Kupferer and Courtney Leigh Kupferer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 9th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

BOBBIE COOPER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/22

Notary Public

JILL V. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN. 03, 2022