WARRANTY DEED

Karen Johnson Davidson County
Batch# 431302 **DEEDWARR**
07/06/2020 03:55:08 PM 2 pgs
Fees: $13.00 Taxes: $1,141.45

20200706-0072562

W-SB-RMX-20-1025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/05/20

(AFFIX SEAL)

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)
JJZC RENTALS, LLC	**New Owner**	
(NAME)	(NAME)	**083-01-0-031.00**
18560 TreeTop Ct		
(ADDRESS)	(ADDRESS)	
Findlay, OH 45840		
(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, **BRYAN KIPKE AND WIFE, KAREN KIPKE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JJZC RENTALS, LLC,** 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, State of Tennessee, Described as follows, to-wit:

Beginning at an iron pin the Northerly margin of West Greenwood Avenue, said pin being located 53 feet Easterly from the northeast intersection of said West Greenwood Avenue and Emmett Street, thence with the Northerly margin of West Greenwood Avenue Easterly 67 feet to an iron pin; thence North 7 degrees 45 minutes East 146 feet to an iron pin; thence North 87 degrees 30 minutes West 72.8 feet to an iron pin; thence South 5 degrees 00 minutes West 146 feet to the Beginning.

Being the same property conveyed to Bryan Kipke and wife, Karen Kipke by Quitclaim Deed from Divine Leader Corp., LLC of record in Instrument No. 20170308-0022874 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 08, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Easement of record in Book 332, Page 107, in the 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: **1025 W Greenwood Ave, 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 6th DAY OF JULY, 2020.

Bryan Kipke

Karen Kipke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN KIPKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN KIPKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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