Karen Johnson Davidson County
Batch# 481668 DEEDWARR
09/24/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20200924-0109494

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,500.00.

Affiant

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 22nd day of September, 2020.

Notary Public

My Commission Expires: 10/23/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ngoc Nguyen 1013 Summerview Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141 07 0B 180.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Tippets and Peyton Tippets, husband and wife and Richard M. Tippets, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ngoc Nguyen**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 185 on the Plan of Somerset Farms Section 4 Phase 4, a PUD, as of record in Book 9700 Page 658, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jacob Tippets and Peyton Tippets, husband and wife as join tenants, and Richard M. Tippets and Coleen M. Tippets, husband and wife, by Warranty Deed from Kyle B. Zufelt and Anneliese Moosman, husband and wife, of record in Instrument No. 20140925-0088184, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 25, 2014. Coleen M. Tippets having died on April 28, 2018 in Battleground, Washington.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Somerset Farms Section 4 Phase 4, as recorded in Plat Book 9700, Page(s) 658.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 and Supplement recorded in Book 11433, Page 936.

Easement for Drainage, recorded in Book 7349, Page 564.

This is improved property located at 1013 Summerview Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2020.

Jacob Tippets

Peyton Tippets

Richard M. Tippets by Jacob Tippets, Attorney-In-Fact
Richard Tippets by Jacob Tippets as 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, aforesaid, Jacob Tippets and Peyton Tippets, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Tippets, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard Tippets and that he is authorized by Richard Tippets to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of September, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: U-8453 RL

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM