Karen Johnson Davidson County
Batch# 485093 DEEDWARR
09/29/2020 10:46:16 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20200929-0111924

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $449,000.00

Affiant

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

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jacob Tippets and Peyton Tippets 805 Deer Foot Court Nashville, TN 37221	New Owner	Tax Parcel ID No. 155-10-0A-109.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY CLENDENON AND SANDRA REAGAN, A MARRIED COUPLE**("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JACOB TIPPETS AND PEYTON TIPPETS, HUSBAND AND WIFE,****("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 104, as shown on the map entitled McCrory Trace Estates, of record in Book 6900, pages 720-723 as corrected in Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMY CLENDENON AND SANDRA REAGAN, by deed from from PING CAO AND HUSBAND, QIN-FENG LI, of record as Instrument No. 20091207-011189, dated November 13, 2009, said Register's Office.

**and Richard Merlin Tippets, unmarried, as joint tenants with rights of survivorship

This is improved property commonly known as: **805 Deer Foot Court, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 21st day of September, 2020.

AMY CLENDENON

SANDRA REAGAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY CLENDENON AND SANDRA REAGAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of September, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____