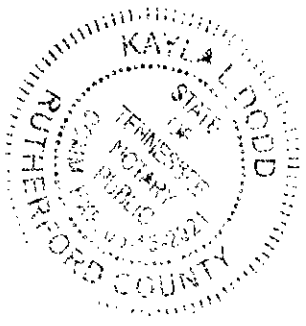
Karen Johnson Davidson County
Batch# 506453 DEEDWARR
11/02/2020 09:39:32 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20201102-0127596

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020070001

STATE OF TENNESSEE
COUNTY OF Rutherford



The actual consideration or value, whichever is greater, is $305,000.00

Sworn to and subscribed before me this 29 day of October, 2020.

Affiant

Notary Public

Address of New Owner:
Collin Brown & Gina Cipolla
1853 Union Hill Rd.
Goodlettsville, TN 37072-9055

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
017-00-0-259.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neil Rupp and Faith Rupp, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Collin Brown and Gina Cipolla, both unmarried, as joint tenants in common with rights of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A tract of Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey prepared by Jack N. Underwood, Surveyor, date 10/10/78, and amended as follows: Beginning at a point in the Southerly margin of Union Hill Road, said point being the Northwesterly corner of the Fred Harris property; thence with the line between Fred Harris property and subject property, Southerly 9 degrees 50 minutes East 679 feet to an iron pin; thence South 89 degrees 19 minutes West 130 feet to an iron pin; thence; North 11 degrees 16 minutes West 590 feet to a point in the Southerly margin of Union Hill Road; thence with said Road, North 65 degrees 45 minutes East 135 feet to the point of beginning.

Being the same property conveyed to William T. Carlisle and wife, Merry June Carlisle, by deed of record in Book 5592, page 834, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to S. Ray Atkins and wife, Patricia Atkins, by deed from William T. Carlisle, Jr. and wife, Merry June Carlisle by deed as of record in Book 7604, Page 670, Register's Office for Davidson County, Tennessee, the said Patricia Atkins, aka Patricia Ann Atkins, having predeceased her husband, S. Ray Atkins.

Being the same property conveyed to Tammy Cobb, a single person, Devisee of the Last Will and Testament of S. Ray Atkins, Case No. 18P-538, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) by deed from Royal Alan Atkins, Jr., Executor of the Estate of S. Ray Atkins, deceased, on December 11, 2018, of record in Book 20190118-0005442, Register's Office for Davidson County, Tennessee.

This is improved property known as **1853 Union Hill Rd., Goodlettsville, TN 37072-9055.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 28 day of October, 2020.

Neil Rupp

Faith Rupp

STATE OF Ohio
COUNTY OF Fulton

BEVERLY SANEHOLTZ
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
April 16, 2024

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Neil Rupp and Faith Rupp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of October, 2020.

Notary Public