Name and Address of New Owner:
HPD, LLC
5624 Cedar Rock Drive
Nashville, TN 37221-6731

Send Tax Bills To:
Planters Bank
400 Franklin St.
Clarksville, TN 37040

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 163-00-0-098.00

Karen Johnson Davidson County
Batch# 531671 DEEDWARR
12/14/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201214-0146234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janie Michelle Vass, devisee of Will of Jerry Dean Cupit and Executrix of the Estate of Jerry Dean Cupit,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HPD, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a portion of 212 acre tract conveyed to N. D. Overall by deed of record in Book 512, page 511, Register's Office for said County, and described according to a survey thereof made November 18, 1947, by Watkins and Murray, Surveyors, as follows:

Beginning at a point in the Easterly margin of Rural Hill Road at a fence, the Northwest corner of the Dixon lands; thence along Dixon's North line, North 58 degrees East 682 feet to a stake; thence North 35 degrees 30 minutes West 496 feet to a stake in Gunn's Southerly line; thence along Gunn's Southerly line as established by deed of record in Book 1279, page 126, Register's Office for said County; thence South 35 degrees West 471 feet to the Easterly margin of Rural Hill Road; thence with the margin of the same, South 3 degrees West 381 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Jerry D. Cupit by Warranty Deed from Preston Alan Finney and wife, Judy G. Finney, of record in Instrument No. 199912090301537, Register's Office for Davidson County, Tennessee, dated December 02, 1999 and recorded on December 09, 1999. (Value of consideration shown in aforementioned deed $150,000.00.)

Jerry D. Cupit died on or about September 10, 2014, his Last Will and Testament filed in the Probate Division for Davidson County, Tennessee as Docket No. 15P95. Janie Michelle "Shelley" Cupit, N/K/A Janie Michelle Vass was named devisee of subject property.

Being also known as 1282 Rural Hill Road, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of December, 2020.

Janie Michelle Vass (SEAL)
Janie Michelle Vass, fka Janie Michelle Cupit

Estate of Jerry Dean Cupit

Janie Michelle Vass (SEAL)
Janie Michelle Vass, fka Janie Michelle Cupit, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janie Michelle Vass fka Janie Michelle Cupit , both personally and as Executrix of the Estate of Jerry Dean Cupit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of December, 2020.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of December, 2020.

Brenda Shelby
Notary Public
My commission expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

