Karen Johnson Davidson County
Batch# 539654 DEEDWARR
12/21/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,385.65
20201221-0151447

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204149

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$374,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of December, 2020.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

# WARRANTY DEED

**THIS INDENTURE**, made this 17th day of December, 2020, among:

**TRISTAR LLC**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**REBECCA LIPSEY, AN UNMARRIED WOMAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, Pages 136, 137 and 138, Register' s Office for said County.**

**Said Lot No. 34 fronts 67.5 feet on the southerly side of Mimosa Drive and runs back 193.2 feet on the easterly line and 194.1 feet on the westerly line to a dead line in the rear on which it measures 83 feet.**

**Being the same property conveyed to Joyce H. Dillard, unmarried, by Warranty Deed from Henry Hudson Enterprises, by Henry Hudson, of record in Book 3804, Page 939, Register's Office for Davidson County, Tennessee, dated August 21, 1964 and recorded on August 24, 1964.**

**Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Joyce H. Dillard, unmarried of record in Instrument No. 20200123-0008258 Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 23, 2020.**

**Being the same property conveyed to Tristar, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200123-0008259 Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 23, 2020.**

**Being also known as 3339 Mimosa Dr Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**TriStar LLC**

**BY:** _____
**Brent Nolan**
**Its: Member**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brent Nolan, member of Tristar LLC, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2020.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bethany D Scott
Notary Public
My Commission Expires: 3/7/22

**Owner Name & Property Address:**

Name: Rebecca Lipsey
Address: 3339 Mimosa Dr
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

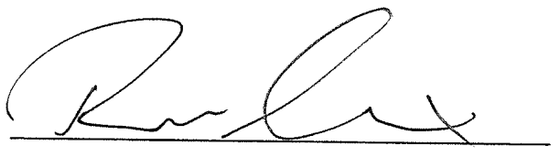
Name: NEW OWNER
Address:
City, State, Zip:

**Tax ID: 133-07-0-186.00**

Returned to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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.

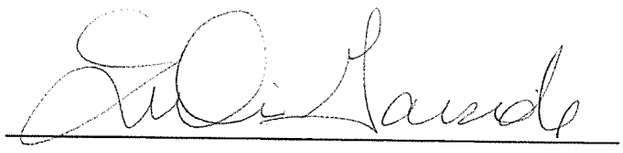


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

