WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest J. Phipps, Trustee of The Ernest J. Phipps Revocable Liviung Trust dated May 20, 2011	New owner	075080A02000CO
(NAME)	(NAME)	
501 Wilson Drive Building O	SAME	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 541844 DEEDWARR
12/23/2020 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $395.90
20201223-0152847

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Teresa Gail Holmes and David Ervin Rives, Devisees of the Peggy Jean Rives** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ernest J. Phipps, Trustee of The Ernest J. Phipps Revocable Liviung Trust dated May 20, 2011**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 122 in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle of record in Plat Book 6250, page 617, and as amended by instrument of record in Book 6727, page 762, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Raphel Rives and wife, Peggy J. Rives by Warranty Deed from Aubrey H. Johnson, Jr., dated 10/02/1986 and recorded 10/03/1986, of record in Book 6999, Page 533, Register's Office for Davidson County, Tennessee.

The said Raphel Rives died leaving the said Peggy J. Rives the sole surviving tenant by the entirety.
The said Peggy J. Rives died testate on 08/17/2020, devising subject property to Teresa Gail Holmes and David Ervin Rives as evidenced in File No. 20P1737, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 627, Surveyor Certificate of Correction Plat Book 6680, Page 905, and re-record Plat Book 6727, Page 762l Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747; Easement including terms and conditions thereof as recorded in Book 4106, Page 812; Easement including terms and conditions thereof as recorded in Book 4106, Page 816; Easement including terms and conditions thereof as recorded in Book 6513, Page 857; Storm Water Detention Agreement of record in Book 6634, Page 229; Charter of Brooke Castle

Condominiums Homeowners record in Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 122 Brooke Castle Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 28th day of December, 2020.

Teresa Gail Holmes

Teresa Gail Holmes

David Ervin Rives

David Ervin Rives

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Gail Holmes and David Ervin Rives, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

