Name and Address of New Owner:
Anthony Rippetoe
1106 Quail Court West
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 562764 DEEDWARR
01/28/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20210128-0012408

Send Tax Bills To:
Fairway Independent Mortgage Corp.
4201 Marsh Lane
Carrollton, TX 75007

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

Map & Parcel No: 108-08-0B-006.00-CO

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, **Brandon Adams, Trustee of The 1106 Quail Ct W Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony Rippetoe, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Lot 9, in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Krista Marie Keith, a single woman, by Warranty deed from Jessica Lynn Taylor, a single woman, of record in Instrument No. 20160216-0014652, Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 16, 2016.

Being the same property conveyed to Brandon Adams, Trustee of the 1106 Quail Court W Trust, by Warranty Deed from Krista Marie Keith, unmarried, of record in Instrument No. 20200625-0068986, said Register's Office, signed and recorded June 25, 2020.

Being improved property also known as 1106 Quail Court West, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of January, 2021.

The 1106 Quail Ct W Trust

By: _____
Brandon Adams, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lamberth of the state and county mentioned, personally appeared Brandon Adams, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The 1106 Quail Ct W Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 27th day of January, 2021.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
Notary's Signature
My commission expires: 03-23-21

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 $193,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me this
27th day of January, 2021.

_____
Notary Public
My commission expires: 03-23-21
File No. 2020-1259

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON