Karen Johnson Davidson County
Batch# 666052 DEEDWARR
06/28/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,647.43
20210628-0086875

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12664

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jon Wesley Quarles and Alexa N. Huffman (NAME)	Bank of America, N.A. (NAME)	72-10-4F-2 CO
1639 Northview Avenue, B (STREET ADDRESS)	4500 Amon Carter Boulevard, MS TX2-979-01-02 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Fort Worth, TX 76155 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Brandon Shannon Lipps and Brooklynn Paige Lipps, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Wesley Quarles, an unmarried man and Alexa N. Huffman, an unmarried woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land In Davidson County, Tennessee, being Unit B of 1639 Northview Avenue, a Horizontal Property Regime with : Private Elements located at Nashville. Davidson County. Tennessee. and described in a Declaration of Covenants, Conditions and Restrictions for 1639 Northview Avenue. a Horizontal Property Regime with Private Elements, of record as Instrument No. 201803140024210. Registers Office for Davidson County. Tennessee, to which reference is hereby made.

The easements, restrictive covenants. conditions and regulations imposed upon and relating to the units, property. 7 co-owners and tenants of 1639 Northview Avenue. a Horizontal Property Regime with Private Elements. contained in said Declaration. the plat flied as Exhibit "B" to said Declaration appearing in instrument No, 20180314002010, and By-Laws appended thereto as Exhibit "C". said Registers Office. are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brandon Shannon Lipps and Booklyn Paige Lipps, husband and wife by Deed dated October 9, 2018 from Jones Construction, LLC, a Tennessee Limited Liability Company, recorded October 12, 2018, in Instrument Number 20181012-0101389, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1639B Northview Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of June, 2021.

Brandon Shannon Lipps

Brooklynn Paige Lipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2021, before me personally appeared Brandon Shannon Lipps and Brooklynn Paige Lipps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2021.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024