Karen Johnson Davidson County
Batch# 672791 DEEDWARR
07/08/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20210708-0091977

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $252,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2021.

Notary Public
My commission expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
A Place in the Sun, Inc. 5543 Edmondson Pike #68 Nashville, TN 37211	New Owner	107-09-0 052.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLA ANN TRIPLETT, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **A PLACE IN THE SUN, INC.,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson, County, Tennessee, being Lot No. 26 on the Plan of Patricia Heights, Annex, as of record in Book 2900, Page 37, Register's Office, Davidson County, Tennessee. Beginning at a point in the southeasterly margin of Norcross Drive, at the corner of Lots 25 and 26; thence with the line between said lots, southeasterly 171.19 feet to a point; thence northeasterly 123.48 feet to the southerly margin of Massman Drive; thence with the margin of the same, northwesterly 141.91 feet to the beginning of a curve; thence around said curve, westerly 38.61 feet to the margin of Norcross Drive; thence with the margin of the same, southwesterly 83.47 feet to the point of beginning.

Being the same property conveyed to Carla Ann Triplett, individually, partly by Quitclaim Deed (as to a 50% interest) from Ann Young Cumbie, Trustee, Young Family Revocable Living Trust Agreement dated May 18, 1995, said Quitclaim Deed being dated 10/25/2018, in Instrument Number 20181113-0111551; and partly by Quitclaim Deed (as to a 50% interest) from Ann B. Cumbie, Trustee, Edgar B. Young Family (Credit Shelter) Trust U/A dated May 18, 1995, said Quitclaim Deed being dated 10/25/2018, in Instrument Number 20181029-0106632, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1019 Norcross Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 30th day of June, 2021.

Carla Ann Triplett

Carla Ann Triplett

STATE OF TENNESSEE
COUNTY OF Rutherford

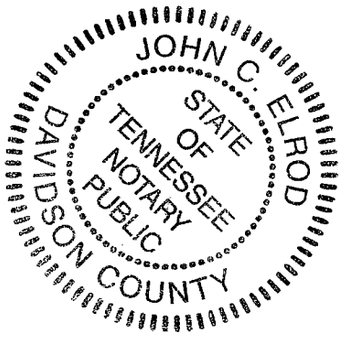
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carla Ann Triplett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2021.

My commission expires:

7/9/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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

Sworn to and subscribed before me this 7 day of July, 2021.

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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:

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validity registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2021 shall be considered validity registered with or without the certification provided in subsection (2)

SAO241

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