WARRANTY DEED

Karen Johnson Davidson County
Batch# 727270 **DEEDWARR**
09/30/2021 10:23:00 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20210930-0131520

File No. BC-21-1274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Amanda Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/30/22

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Elizabeth Watts & Robert Van Cleave	new owner	
(NAME)	(NAME)	
21 Vaughns Gap Road, #45		129-15-0A-045.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles J. Canupp Jr. and Andrea S. Canupp Family Rev Trust dated October 8, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Elizabeth Watts and Robert Van Cleave, jointly with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 No. 45, of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, page 302, and as amended by Instrument Number 20080424-0042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Charles Jerry Canupp, Jr. and Andrea S. Canupp, husband and wife by Warranty deed from Joshua Curtis and wife, Catherine Sinclair Curtis of record in Instrument No. 20140811-0072079 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 11, 2014.

Being the same property conveyed to Charles Jerry Canupp, Jr. by Quitclaim deed from Charles Jerry Canupp, Jr. and Andrea S. Canupp, husband and wife of record in Instrument No. 20141209-0112812 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 09, 2014.

Being the same property conveyed to Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019 by Quitclaim deed from Charles J. Canupp, Jr. and Andrea S. Canupp of record in Instrument No. 20191023-0108665 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 23, 2019.

This is property more commonly known as 21 Vaughns Gap Road, #45, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 23rd day of September, 2021.

Charles J. Canupp Jr. and Andrea S. Canupp Family Rev Trust dated October 8, 2019

By: Charles J Canupp Jr Trustee
Charles J. Canupp, Jr., Trustee

By: Andrea S Canupp, Trustee
Andrea S. Canupp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2021, before me personally appeared Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles J. Canupp Jr. and Andrea S. Canupp Family Rev Trust dated October 8, 2019, 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 23rd day of September, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY