WARRANTY DEED

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,250.00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/25/23

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Rupley and Sydney Rupley	NewOwner	
(NAME)	(NAME)	
501 S. Wilson Blvd.		103 16 0 094.00
(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, WE, **JOHN NELSON, TRUSTEE OF THE 501 WILSON TRUST U/A/D APRIL 26, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES W. RUPLEY AND SYDNEY RUPLEY, HUSBAND AND WIFE,** 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 located in Nashville, County of Davidson, State of Tennessee, being part of Lot No. 24 and all of Lot No. 25 on the Map of Kimpalong Place in Harding Road Section, as of record in Book 547, Page 18, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description, described as follows:

Beginning on the Southwest corner of Wilson Avenue and Kimpalong Road; thence, Westwardly, with the Southerly margin of Kimpalong Road, 194 feet to the Northeast corner of Lot No. 23; thence, with the Easterly line of Lot No. 23, Southwardly 100 feet to the Northwest corner of the property conveyed to Harry A. Isaacs, Jr., and wife, by Deed from Dan M. Post and wife, of record in Book 1199, Page 140, said Register's Office; thence, with Isaac's Northerly line, Eastwardly 212 feet, more or less, to the Westerly margin of Wilson Avenue at the corner of Lots Nos. 24 and 25; thence, with said Avenue, Northwardly 90 feet to the Beginning.

Being the same property conveyed to 501 Wilson Trust U/A/D April 26, 2021, by Warranty Deed from Edward P. Lyman and wife, Julie B. Lyman, of record in Instrument No. 20210707-0091176, in the Register's Office Davidson County, Tennessee, dated July 02, 2021 and recorded on July 07, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 501 S. Wilson Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 741513 DEEDWARR
10/22/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,755.43
20211022-0142024

20211022014202

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 hand this 8th day of October, 2021.

501 WILSON TRUST U/A/D APRIL 26, 2021

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kevin D. Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of **JOHN NELSON, TRUSTEE OF THE 501 WILSON TRUST U/A/D APRIL 26, 2021,** as Authorized Agent and acknowledged that he executed the same as the free act and deed of **JOHN NELSON, TRUSTEE OF THE 501 WILSON TRUST U/A/D APRIL 26, 2021** as Authorized Agent and further acknowledged that he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 8th day of October, 2021.

Commission expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

_____

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/8/2021.

Kimberly D Hicks
Affiant
Date: 10/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of October, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON