Karen Johnson Davidson County
Batch# 747946 DEEDWARR
11/02/2021 02:31:26 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20211102-0146692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

File #21-2008-VIBE

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Foster and Sally Foster	NEW OWNER	
(NAME)	(NAME)	**007-14-0-031.00**
2008 Sadie Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ERIC PIPPERT AND RENAE MALYN PIPPERT, husband and wife,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD FOSTER AND SALLY FOSTER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat, Hudgin Acres Estates of record in Plat Book 7900, Page 99, 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 John Eric Pippert and Renae Mayln Pippert, husband and wife by Warranty deed from Timothy K. Austin and Debra M. Austin, husband and wife of record in Instrument No. 20180710-0066286 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 10, 2018.

The said Renae Malyn Pippert is one and the same as Renae Mayln Pippert, having been erroneously referred to as Renae Mayln Pippert in deed at Instrument No. 20180710-0066286.

This conveyance is subject to:
* Taxes for the year 2021, a lien not yet due and payable.
* Plan of record in Plat Book 7900, Page 99, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 8092, Page 330, in the Register's Office for Davidson County, Tennessee
* Agreement for Dedication of Easement for Sanitary Sewer Pumps, Service Lines, Ingress/Egress purposes and appurtenances of record in Instrument Number 20021028-0131680, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2008 Sadie Lane, Goodlettsville, TN 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th day of October, 2021.

John Eric Pippert by Kaz as attorney in Fact

John Eric Pippert by Kaz Arbogast, Attorney-In-Fact

Renae Malyn Pippert

Renae Malyn Pippert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN ERIC PIPPERT, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN ERIC PIPPERT.

Witness my hand, at office, this 26 day of October, 2021.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2021, before me personally appeared Renae Malyn Pippert, 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 26th day of October, 2021.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204