Karen Johnson Davidson County
Batch# 749175 DEEDWARR
11/04/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20211104-0147514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Rotunno	New Owner	091-12-0N-002-00
(NAME)	(NAME)	
711 44th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

DONALD J. RIPPERT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRANDON L. ROTUNNO,

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 2 on the Plan of The Grove at 44th Avenue, as recorded as Exhibit "B" to the Declaration of Covenants and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140406-0038578, amended in Instrument No. 201501130003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Donald J. Rippert, an unmarried man by Deed dated January 20, 2015 from Curtis Groves and Faith Groves, husband and wife, recorded January 23, 2015, in Instrument Number 20150123-0006839 and corrected in affidavits of record in Instrument No. 20150130-0009107 and Instrument No. 20150130-0009102, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 711 44th Avenue North, Nashville, TN 37209

LT&E File #18597

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(s) this 26th day of October, 2021

Donald J. Rippert

STATE OF Illinois
COUNTY OF Cook

On this 26th day of October, 2021, before me personally appeared Donald J. Rippert, 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.

Notary Signature
My commission expires: 12/18/2022

PETER C BEGLY
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 18, 2022

LT&E File #18597

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the 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 **10/26/2021** (date of document).

Affiant Signature

10/26/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

