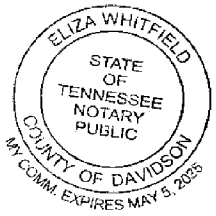
Karen Johnson Davidson County
Batch# 760464 DEEDWARR
11/24/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211124-0156019

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the ~~12th~~ 15th day of November, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Belmont Provision Trust, dated July 10, 2021	Silverton Mortgage	061-03-0-004.00
4417 Saunders Ave	1201 Peachtree St NE Suite 2050	
Nashville, TN 37216	Atlanta, GA 30361	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOUGLAS JAY LIPSEY AND MARGARET S. LIPSEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELMONT PROVISION TRUST, DATED JULY 10, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 112 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, 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 Douglas Jay Lipsey and Margaret S. Lipsey, husband and wife by Warranty deed from Ethan Opelt and Browyn Opelt aka Bronwyn Opelt, husband and wife of record in Instrument No. 20150610-0054526 Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 10, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4417 Saunders Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2021.

Douglas Jay Lipsey

Margaret S. Lipsey

STATE OF Texas
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas Jay Lipsey and Margaret S. Lipsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of November, 2021.

Notary Public

My Commission Expires: 04-12-2023

JONATHAN ROCHA
Notary Public, State of Texas
Comm. Expires 04-12-2023
Notary ID 131870713

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL