Karen Johnson Davidson County
Batch# 764370 DEEDWARR
12/01/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,382.80
20211201-0158731

Warranty Deed

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $644,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2021.

Notary Public

My commission expires: 02-01-2025

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:
Thomas Sipp, Jr. and Lauren H. Sipp	New Owner(s)	146 07 0 091.00
4952 Stillwood Drive		
Nashville, TN 37220		

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, **BARBARA C. WEISS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS SIPP, JR. AND LAUREN H. SIPP, HUSBAND AND WIFE**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 150 on the plan of A Revision of a Part of Section One Revised Crieve Hall Estates, as shown on plat of record in Book 2083, Page 27, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to John D. Cotter And Wife, Michelle L. Cotter, by Warranty Deed from Equity Trust Co. Custodian FBO Roger Myers Ira, of record in Instrument No. 20060508-0053132, in the Register's Office of Davidson County, Tennessee, dated April 28, 2006 and recorded on May 08, 2006.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company, by Warranty Deed from John D. Cotter and Wife, Michelle L. Cotter, of record in Instrument No. 20210713-0094019, in the Register's Office of Davidson County, Tennessee, dated July 02, 2021 and recorded on July 13, 2021.

Being the same property conveyed to Barbara C. Weiss, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210810-0107369, in the Register's Office of Davidson County, Tennessee, dated July 02, 2021 and recorded on August 10, 2021.

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 4952 Stillwood Drive, Nashville, TN 37220, 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 23rd day of November, 2021.

Barbara C. Weiss

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara C. Weiss, 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 23rd day of November, 2021.

Notary Public

My Commission Expires: 05.27.2024

RICHELL IBARRA NOTARY PUBLIC STATE OF TEXAS 132-19422-8 EXP. 05-27-2024

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 11-23-2021 (date of document).

Affiant Signature

11-23-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

