Karen Johnson Davidson County
Batch# 766147 DEEDWARR
12/02/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20211202-0159879

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Affiant

Subscribed and sworn to before me, this 24th day of November 2021.

Notary Public

My commission expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025 MARK B. LEEDOM

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nancy Uribe** | **American Neighborhood** | **044050D00100CO** |
| **305 A Keeton Ave** | **111 IMPERIAL BLVD F200** | |
| **Old Hickory, TN 37138** | **HENDERSONVILLE, TN 37075** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Auvonleah Ripley and Alex M. Ripley, WIFE AND HUSBAND**

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

**Nancy Uribe, A SINGLE WOMAN**

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 being in Davidson County, Tennessee, being known and designated as Unit A, 305 Keeton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 305 Keeton Avenue, a Horizontal Property Regime, of record in Instrument No. 20180326-0028307, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Auvonleah Ripley and Alex M. Ripley, wife and husband, by Warranty Deed from Cobalt Ventures, LLC, a Tennessee limited liability company, dated March 8, 2019, recorded in Instrument No. 20190311-0022087, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 305 A Keeton Ave, Old Hickory, TN 37138.

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 in 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.

_____ Date: 11/24/21
Auvonleah Ripley

_____ Date: 11/24/21
Alex M. Ripley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Auvonleah Ripley and Alex M. Ripley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November 2021.

_____
NOTARY PUBLIC

My Commission Expires: 7/1/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 1, 2025

# Certificate of Authenticity

I, Mark B. Hooten, 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 11/24/21.
Date

Affiant Signature

11/24/21
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 30th day of November, 2021.

Jennifer Russell
Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)