Karen Johnson Davidson County
Batch# 776848 DEEDWARR
12/20/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20211220-0167827

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138508** MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 8-27-2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Matthew Adams Linkous and Madeleine Rockwood Hoar 914 Kirkwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-472.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Piper and Tina Piper, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Adams Linkous, a single man and Madeleine Rockwood Hoar, a single woman as joint tenants with the rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Kirkwood Lane Re-Subdivision, 2 Lot Minor Plat, of record in Instrument No. 20110505-0034772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK PIPER AND TINA PIPER, HUSBAND AND WIFE, by deed from PHILLIP R. MILLER AND SHANNON L. MILLER, HUSBAND AND WIFE, of record in Instrument No. 20131203-0123269, dated November 18, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-01-0-472.00.

Matters shown on the Plan of record in Instrument No. 20110505-0034772, said Register's Office.

This is improved property located at 914 Kirkwood Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2021.

Mark Piper

Tina Piper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Piper and Tina Piper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 12/02/2021 (date of document).

Chasity Petty
Affiant Signature

12/03/2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2021.

Ericka Waters
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ERICKA GANNON WATERS
NOTARY PUBLIC
Sumner County, State of Tennessee
My Commission Expires 3/1/2025