THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-12-144
Parcel ID: 081 11 0 129.00

Karen Johnson Davidson County
Batch# 800900 DEEDWARR
02/07/2022 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220207-0013666

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kory O. Cavanary 2105 Osage St Nashville, TN 37208	Kory O. Cavanary 2105 Osage St. Nashville, TN 37208	Map/Parcel 081 11 0 129.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebecca Pippin, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kory O. Cavanary, an unmarried man**, ("Grantee") all of right, title and interest in and to that certain real property known as 2105 Osage St, Nashville, TN 37208, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, Lot Number 49 on the Map of S.A. Champion's Subdivision of Lots No. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252 inclusive, in the Harding Plan, as of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, said Lot Number 49 fronts 50 feet on the Southerly side of Osage Street and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Rebecca Pippin, a single woman, by Warranty Deed from Olympus Development LLC, of record in Instrument No. 20171229-0132227, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 29, 2017.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25 day of January, 2022.

Rebecca Pippin

STATE OF _____
COUNTY OF _____

On this ____ day of January, 2022, before me personally appeared Rebecca Pippin, 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 _____ day of January, 2022.

-See attached notarial certificate-

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of January, 2022

Notary Public
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On January 25 2022 before me, Jenaya Orozco, Notary Public
(insert name and title of the officer)

personally appeared Rebecca Pippin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANP1 JENAYA OROZCO
Commission No. 2382077
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires November 7, 2025 ANP1

Signature _____ (Seal)

True Copy Certification

I, **Diane March,** 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 this the 25th day of January, 2022.

Affiant Signature
Date 01/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

