WARRANTY DEED

Karen Johnson Davidson County
Batch# 805418 DEEDWARR
02/15/2022 10:46:16 AM 2 pgs
Fees: $13.00 Taxes: $7,936.50

20220215-0017370

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-020176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Piliponis & Christian Piliponis, Trustees	Richard Piliponis and Nancy Piliponis	
(NAME)	(NAME)	
2024 Kingsbury Road	2024 Kingsbury Road	144-15-0-040
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($2,145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY D. BAKER AND LAURA B. BAKER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD PILIPONIS AND CHRISTIAN PILIPONIS, CO-TRUSTEES OF THE NP CA RESIDENCE TRUST UAD JUNE 17, 2011, AS TO AN UNDIVIDED 50% INTEREST, AND RICHARD PILIPONIS AND CHRISTIAN PILIPONIS, CO-TRUSTEES OF THE DP CA RESIDENCE TRUST UAD JUNE 17, 2011, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON, 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:

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. 28 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, Pages 61 and 62, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Gary D. Baker and wife, Laura B. Baker by Warranty Deed from Robert Garrett McCullough, Jr. and John Watkins McCullough, dated 09/16/2003 and recorded 09/18/2003 of record in Instrument No. 20030918-0138241, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2024 Kingsbury Road, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this the 14th day of February, 2022

Gary D. Baker

Laura B. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gary D. Baker and Laura B. Baker, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2022.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

