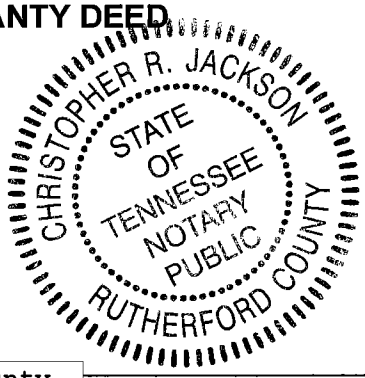
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 819123 DEEDWARR
03/10/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20220310-0027766

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Kipp	NEW OWNER	104024B40800CO
(NAME)	(NAME)	
PO Box 50826		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Donn W. Gear and wife, Teressa D. Gear,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Ann Kipp, a single person,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 408, on the plan of BRISTOL WEST END, A CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Master Deed of record in Instrument 20070503-0053313, amended in Instrument 20070629-0077729, Instrument 20081016-0104201, Instrument 20101130-0095113, Instrument 20151228-0130187, Instrument 20170316-0025728, Instrument 20170816-0083852, Instrument 20171208-0125448, Instrument 20180213-0014078, Instrument 20181214-0121640, Instrument 20190318-0024128, Instrument 20190624-0060657, Instrument 20210304-0028708, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Also conveyed are all sellers rights to parking space No. 242 and storage unit No. 39.

Being the same property conveyed to Donn W. Gear and wife, Teressa D. Gear by Warranty Deed dated 10/01/2007 from Bristol West End Ventures, Inc., a Tennessee Corporation, of record in Instrument 20071001-0116569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Instrument 20060801-0093560, Covenants, conditions, easements and restrictions recorded in Instrument 20050105-0001970, Covenants, conditions, easements and restrictions recorded in Instrument 20070503-0053313, amended in Instrument 20070629-0077729, Instrument 20081016-0104201, Instrument 20101130-0095113, Instrument 20151228-0130187, Instrument 20170316-0025728, Instrument 20170816-0083852, Instrument 20171208-0125448, Instrument 20180213-0014078, Instrument 20181214-0121640, Instrument 20190318-0024128, Instrument 20190624-0060657, Instrument 20210304-

0028708, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument 20040615-0070569, Stormwater Detention Agreement of record in Instrument 20050603-0062976, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3000 Vanderbilt Place, Unit 408, Nashville, TN 37212
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28 day of February, 2022.

Donn W. Gear

Teressa D. Gear

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donn W. Gear and Teressa D. Gear, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2022.

Notary Public:
My Commission Expires: 05-05-2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 February 28, 2022

Affiant Signature

March 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of March, 2021.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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