Karen Johnson Davidson County
Batch# 857052 DEEDWARR
05/17/2022 11:20:32 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20220517-0056672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.11.22
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200, Franklin, TN 37064

File No.: 202205-0007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Linda Lipscomb Hummell, Trustee of the Linda Lipscomb Hummell Revocable Trust	New Owner	104 13 0A 050.00
(NAME)	(NAME)	
401 Bowling Avenue, Unit 44		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-Five Thousand And No/100 Dollars ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES W. RUPLEY AND ANNA SYDNEY RUPLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA LIPSCOMB HUMMELL, TRUSTEE OF THE LINDA LIPSCOMB HUMMELL REVOCABLE TRUST DATED JUNE 6, 2017**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND 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 Building No. 50 on the plan of Richmeade Place, Section Three, of record in Book 5050, Page 19, Register's Office for said county, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James W. Rupley, by General Warranty Deed from Mark W. Miller and wife, Beth L. Miller, of record in Instrument No. 20060103-0000489, in the Register's Office of Davidson County, Tennessee, dated December 28, 2005 and recorded on January 03, 2006.

This conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. 9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richmeade Place, Section Three, as recorded in Plat Book 5050, Page(s) Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637, as amended in Book 5036, Page 338, as supplemented in Book 5019, Page 946; Book 5039, Page 256; Book 5094, Page 473; Book 5238, Page 385; Book 5408, Page 210 and Book 5733, Page 628 and amendment to bylaws in Book 5213, Page 945.

unimproved ☐
This is improved ☒ property, known as 401 Bowling Avenue, Unit 44, Nashville, TN 37205
(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 successors 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 successors 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 our hands this 16th day of May, 2022.

James W. Rupley

Anna Sydney Rupley

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16th day of May, 2022, before me personally appeared James W. Rupley and Anna Sydney Rupley, 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 (or person's) free act and deed.

Notary Public
Printed Name: Blake Reynolds
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY