THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00 Affiant Subscribed and sworn to before me, this 25 day of May 2022 Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 865617 DEEDWARR
06/01/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20220601-0063207

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Daniel Knobler and Carrie Cromwell 213 Vaughns Gap Road Nashville, TN 37205	New Owner 916 Cherry Grove Rd. Franklin, TN 37069	Tax Parcel ID No. 129-07-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DEPIPPA AND MEGHAN WALLS DEPIPPA, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANIEL C. KNOBLER AND CARRIE K. CROWELL, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 12 on the Plan of West Meade Farms, Inc., Section V, as of record in Book 2133, Page 37, in the Register's Office for Davidson County. Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 12 fronts 180 feet on the Southerly side of Vaughn's Gap Road and runs back 482.6 feet on the Easterly line and 479 feet on the Westerly Line, to a dead line in the rear measuring 180 feet thereon,

Being the same property conveyed to Michael Depippa and Meghan Walls Depippa, husband and wife by Warranty deed from Giti3 Properties LLC, a Tennessee limited liability company of record in Instrument No. 20190531-0052129 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on May 31, 2019. (Value of consideration shown in aforementioned deed $775,000.00.)

This is improved property commonly known as: **213 Vaughns Gap Road, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor,

real estate to Grantee, Grantee's 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 25th day of May, 2022.

MICHAEL DEPIPPA

MEGHAN WALLS DEPIPPA

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL DEPIPPA AND MEGHAN WALLS DEPIPPA** the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office this 25th day of May 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:
11-3-25

Certificate of Authenticity

I, Holly A. Mason, 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 5/25/22.

Affiant Signature

5/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022