THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541141

Karen Johnson Davidson County
Batch# 869923 **DEEDWARR**
06/13/2022 11:04:28 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220613-0066875

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,000.00

Linda L. Hummell
Affiant

Subscribed and sworn to before me, this 9th day of June, 2022.

Notary Public
My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Keith Sisk 401 Bowling Avenue Unit 44 Nashville TN 37205	New Owner	Tax Parcel ID No. 104 13 0A 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Lipscomb Hummell, Trustee of the Linda Lipscomb Hummell Revocable Trust Dated June 6, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Sisk, Trustee of the Brian Sisk Living Trust dated March 6, 2020**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 Linda Lipscomb Hummell, Trustee of the Linda Lipscomb Hummell Revocable Trust Dated June 6, 2017, by Warranty Deed from James W. Rupley and Anna Sydney Rupley, Husband and Wife, of record in Instrument No. 20220517-0056672, in the Register's Office of Davidson County, Tennessee, dated May 16, 2022 and recorded on May 17, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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.

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) 19.

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.

This is improved property located at 401 Bowling Avenue Unit 44 Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 9th day of June, 2022.

Linda Lipscomb Hummell Revocable Trust

Linda Lipscomb Hummell Trustee

BY: Linda Lipscomb Hummell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Lipscomb Hummell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for Linda Lipscomb Hummell Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of June, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2023