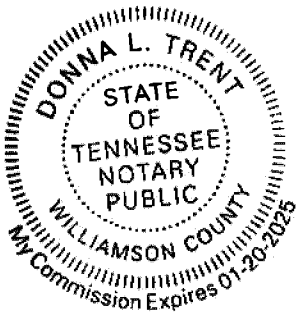
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June 2022.

Notary Public

MY COMMISSION EXPIRES: 1/20/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Piper	New Owner	172 10 0B 014.00
(NAME)	(NAME)	
6661 Christiansted Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 871840 DEEDWARR
06/15/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20220615-0068426

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, **James J. Paulus and wife, Kimberly H. Paulus**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nancy Piper, as Trustee of The Nancy Piper Living Trust dated February 2, 2009,** 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 located in Davidson County, Tennessee and being known and designated as all of Lot No. 14 on the Plan of Cluster Lot Development Christiansted Valley Phase 1, Revision 1 of record in Instrument No. 200002150015149 and Instrument No. 200002150015150 and Revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to James J. Paulus and wife, Kimberly H. Paulus, by Warranty Deed from Paul Wendel, a single man, and Ann Baud, a single woman, of record in Instrument No. 20150526-0047842, in the Register's Office of Davidson County, Tennessee, dated May 20, 2015 and recorded on May 26, 2015.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cluster Lot Development Christiansted Valley Phase 1, Revision 1, as recorded in Instrument No. 20000215-0015149, 20000215-0015150 and Revised in Instrument No. 20010209-0012852. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 19991221-0305559, as amended in Instrument No. 20000728-0074515 and Supplemented in

Instrument No. 20070206-0015266 and Rules and Regulations recorded in Instrument No. 20170602-0055138. Storm Water Detention Agreement as set forth in instrument recorded in Book 11628, Page 8.

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 ☒ Tract 2 Shoals Branch Road Primm 6661 Christiansted Lane, Nashville, TN 37211

(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 7 day of June, 2022.

James J. Paulus, by K. Thomas Sidwell as attorney in fact

Kimberly H. Paulus, by K. Thomas Sidwell as attorney in fact

State of Tennessee
County of Williamson

On this 7 day of June, 2022 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of James J. Paulus and Kimberly H. Paulus, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of a record in Book * , Page , in the Register's Office of Williamson County, Tennessee.

* 202206150068425

Witness my hand and Official seal this 7 day of June, 2022.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

Certificate of Authenticity

I, Jamika Jones, 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 6/7/2022.

Date

Jamika Jones
Affiant Signature

06/09/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202206150068426