THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541242**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $337,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 874862 **DEEDWARR**
06/21/2022 12:12:58 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20220621-0070416

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Trammell West Wells and Ann Morgan Lamar 244 Westchase Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 03 0F 043.00

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, **Brian S. Rippee, Trustee of the Stephanie Rippee Trust Agreement, dated May 16, 2017 and Brian S. Rippee, Trustee of the Brian Rippee Trust Agreement, dated May 16, 2017, as Beneficiary of the Stephanie Rippee Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trammell West Wells and Ann Morgan Lamar, as Joint Tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 244 of Westchase Condominiums, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 43, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian S. Rippee, Trustee of the Stephanie Rippee Trust Agreement dated May 16, 2017, by Quit Claim Deed from Doyle R. Rippee, of record in Instrument No. 20170522-0050252, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017. Stephanie Rippee passed on February 16, 2022, and her Trust Agreement referenced herein designated The Brian Rippee Trust as the Beneficiary of her Trust's assets upon her passing.

Being the same property conveyed to Brian S. Rippee, Trustee of the Stephanie Rippee Trust Agreement dated May 16, 2017, by Quit Claim Deed from Virginia B. Rippee, of record in Instrument No. 20170522-0050251, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017. Stephanie Rippee passed on February 16, 2022, and her Trust Agreement referenced herein designated The Brian Rippee Trust as the Beneficiary of her Trust's assets upon her passing.

Being the same property conveyed to Doyle R. Rippee and Virginia B. Rippee, as tenants in common by Quit Claim Deed from Virginia B. Rippee, Trustee, of record in Instrument No. 20170522-0050250, in the Register's Office of Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

Being the same property conveyed to Virginia B. Rippee, Trustee with full power, by Warranty Deed from Anita D. Craig, unmarried, of record in Book 10631, Page 210, in the

Register's Office of Davidson County, Tennessee, dated October 01, 1997 and recorded on October 02, 1997.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase II, Westchase Condominiums Condominium of record in Book 6097, Page 266, as amended by instrument(s) of record in as amended in Book 6112, Page 677; Book 6341, Page 380 and Book 6866 Page 362; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Westchase Condominiums, as recorded in Plat Book 6250, Page(s) 43. Easement recorded in Instrument No. 20100219-0012994.

This is improved property located at: 244 Westchase Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 ____ day of June, 2022.

The Stephanie Rippee Trust dated Mary 16, 2017

BY: _____
Brian S. Rippee, Trustee

The Brian Rippee Trust dated May 16, 2017

BY: _____
Brian S. Rippee, Trustee

STATE OF MISSISSIPPI)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian S. Rippee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Stephanie Rippee Trust Agreement, dated May 16, 2017, and The Brian Rippee Trust Agreement, dated May 16, 2017, 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 15th day of June, 2022.

Joy S Luke

Notary Public
My Commission Expires: 11/30/24

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 22935
JOY S. LUKE
Commission Expires
Nov. 30, 2024
MADISON COUNTY