Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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39-B
File #22-1265

Karen Johnson Davidson County
Batch# 880381 DEEDWARR
06/29/2022 09:34:57 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220629-0074882

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Renee Schultz and Donovan Schultz, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Rippelmeyer, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 88 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, and amended in Instrument No. 20071025-0126213 and Instrument No. 20080424- 0042111,Register's Office for Davidson County, Tennessee, included without limitation the By-Laws appended thereto, of record in Book 7091, page 351 and amended in Instrument No. 20071025-0126213, said Register's Office, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Renee Schultz and husband, Donovan Schultz, by deed dated 06/02/2008, and recorded 06/06/2008, from Kanayo A. Odoe, unmarried, of record in Instrument Number 20080606-0058127, Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Renee Schultz as Attorney-in-Fact for Donovan Schultz, which Power of Attorney is recorded in Instrument Number 20220629-0074881, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 21 Vaughns Gap Road #F88, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

New Owner

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jordan Rippelmeyer 21 Vaughns Gap Road #88 Nashville, TN 37205		129-15-0A-088.00

WITNESS THE EXECUTION HEREOF this 27th day of June, 2022.

Renee Schultz

Renee Schultz

State of Tennessee
County of Davidson

On this 27th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Renee Schultz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26



Donovan Schultz by Renee Schultz, His Attorney in fact

Donovan Schultz by Renee Schultz, His Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Renee Schultz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Donovan Shultz and that she is authorized by Donovan Shultz to execute this instrument on their behalf.

Notary Public

My Commission Expires: 3/3/26



State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 300,000.00.**

M. Alexander

Affiant

Sworn and subscribed before me on this the 27th day of June, 2022.

Notary Public

My Commission Expires: _____

