THIS INSTRUMENT PREPARED BY:
LORI A. HUNT, ESQ.
MANFRED & HUNT, LLP
2025 REDWOOD ROAD, SUITE 5
NAPA, CALIFORNIA 94558

Karen Johnson Davidson County
Batch# 888662 DEEDWARRSP
07/14/2022 08:39:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20220714-0080803

Address New Owner(s):
Daniel W. Kipp, Trustee of The
Daniel Kipp Living Trust
1113 Holly Street
Nashville, TN 37206

and

Bruce C. Ambler, Trustee of
The Ambler Trust Agreement
1113 Holly Street
Nashville, TN 37206

Send Tax Bills To:
Daniel W. Kipp and
Bruce C. Ambler
c/o 1113 Holly Street
Nashville, TN 37206

Map & Parcel Nos.: 083-090-242.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DANIEL WILLIAM KIPP AND BRUCE CROWDER AMBLER, TENANTS IN COMMON** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **BRUCE C. AMBLER, Trustee of THE AMBLER TRUST AGREEMENT(a revocable trust) established on June 26, 1995, as to an undivided one-half (1/2) interest; and to DANIEL W. KIPP, Trustee of THE DANIEL KIPP LIVING TRUST (a revocable trust) established on August 28, 2018, as to an undivided one-half (1/2) interest, as TENANTS IN COMMON** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in **DAVIDSON** County, State of **TENNESSEE**, to wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of East Edgefield Plan of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
> Being the same property conveyed to DANIEL WILLIAM KIPP and BRUCE CROWDER

AMBLER, tenants in common, by Warranty Deed from VITO QUARANTA, unmarried, of record in Instrument No. 20190807-0078524, Register's Office for Davidson County, Tennessee, dated August 6, 2019, and recorded on August 7, 2019.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2022 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 12 day of July, 2022.

GRANTOR:

DANIEL WILLIAM KIPP

Bruce Crowder Ambler

BRUCE CROWDER AMBLER

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Auddie Malik Cousins, a Notary Public for the state and county aforesaid, DANIEL WILLIAM KIPP and BRUCE CROWDER AMBLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of July, 2022.

NOTARY PUBLIC

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 6, 2024

My Commission Expires:

11·6·24

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $10.00

Bruce Chumbler

AFFIANT

Subscribed and sworn to before me, this 12 day of July, 2022.

NOTARY PUBLIC

My Commission Expires:

11·6·24

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024