WARRANTY DEED

File #2022070427

Karen Johnson Davidson County
Batch# 893051 DEEDWARR
07/25/2022 09:49:10 AM 2 pgs
Fees: $13.00 Taxes: $9,990.00

20220725-0084507

Vanessa E. Allen — STATE OF TENNESSEE NOTARY PUBLIC — Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Jimmy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2022.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Piliponis, Co- Trustee Christian J. Piliponis, Co- Trustee	NEW OWNER	144-11-0-005.00
(NAME) 6016 Hillsboro Pike	(NAME)	
(ADDRESS) Nashville TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Shirley Clark, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard D. Piliponis, Co- Trustee of the NP CA Residence Trust UAD June 17, 2011 and Christian J. Piliponis, Co- Trustee of the NP CA Residence Trust UAD June 17, 2011, as to an Undivided 50% Interest, and Richard D. Piliponis, Co- Trustee of the DP CA Residence Trust UAD June 17, 2011 and Christian J. Piliponis, Co- Trustee of the DP CA Residence Trust UAD June 17, 2011, as to an Undivided 50% Interest, as tenants in common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillsboro Park, Section 1 of record in Plat Book 2331, Page (s) 30 and 31, 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 Shirley Clark by Quitclaim deed from True Craftsman Construction, LLC of record in Instrument No. 20210713-0093854 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 30 and 31, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 2435, Page 237, Book 2603, Page 440, Book 4169, page 719 and Book 4207, Page 397, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7814, Page 407 and Book 8105, page 264 and Book 7985, page 461, Book 7911, page 351, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6016 Hillsboro Pike, Nashville, TN 37215**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this 22nd day of July, 2022.

Shirley Clark by Mark Clark as her attorney in Fact

Shirley Clark, by Mark Clark, as her

Attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 22nd day of July, 2022, before me personally appeared Shirley Clark, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Shirley Clark and is authorized by him and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20220722-0083959 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of July, 2022.

Commission expires:

Vanessa E. Allen

Notary Public

6/22/26

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Pkwy, Ste. 106
Murfreesboro TN 37128