WARRANTY DEED

File #2022070428

Karen Johnson Davidson County
Batch# 893053 DEEDWARR
07/25/2022 09:50:16 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20220725-0084509

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 $1,500,000.00

Affiant

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

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
Shirley Clark	NEW OWNER	144-15-0-040.00
(NAME)	(NAME)	
2024 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Richard Piliponis, Co-Trustee of the NP CA Residence Trust UAD June 17, 2011 and Christian Piliponis, Co-Trustee of the NP CA Residence Trust UAD June 17, 2011, and Richard Piliponis, Co-Trustee of the DP CA Residence Trust UAD June 17, 2011 and Christian Piliponis, Co-Trustee of the DP CA Residence Trust UAD June 17, 2011** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirley Clark, unmarried,** 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. 28 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page 61 and 62, 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 Richard Piliponis and Christian Piliponis, Co-Trustees of The NP CA Residence Trust UAD June 17, 2011, as to an Undivided 50% Interest, and Richard Piliponis and Christian Piliponis, Co-Trustees of the DP CA Residence Trust UAD June 17, 2011, as to an Undivided 50% Interest, as Tenants in Common by Warranty deed from Gary D. Baker and Laura B. Baker, Husband and Wife of record in Instrument No. 20220215-0017370 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 15, 2022.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 61 and 62, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 2435, Page (s) 237, Book 2446, Page 405, Book 2447, Page 303, Book 2603, Page 440, Book 3836, Page 620, Book 4151, Page 18, Book 4169, Page 719, Book 4207, Page 397 and Book 4242, Page 811, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2024 Kingsbury Drive, 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.

Co-Trustee of the NP CA Residence Trust UAD June 17, 2011

Richard Piliponis, Co-Trustee of the NP CA

Residence Trust UAD June 17, 2011

Co-Trustee of the NP CA Residence Trust UAD June 17, 2011

Christian Piliponis, Co-Trustee of the NP CA

Residence Trust UAD June 17, 2011

Co-Trustee of the DP CA Residence Trust UAD June 17, 2011

Richard Piliponis, Co-Trustee of the DP CA

Residence Trust UAD June 17, 2011

Co-Trustee of the DP CA Residence Trust UAD June 17, 2011

Christian Piliponis, Co-Trustee of the DP CA

Residence Trust UAD June 17, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Richard Piliponis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee, of The NP CA Residence Trust UAD June 17, 2011 and The DP CA Residence Trust UAD June 17, 2011, the within named bargainors,, and that he as such Co-Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing his name as Co-Trustee of The NP CA Residence Trust UAD June 17, 2011 and The DP CA Residence Trust UAD June 17, 2011

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

Commission expires:

5/5/25

CHEYENNE S. LOCKLEAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Cheyenne S. Locklear
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Christian Piliponis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee, of The NP CA Residence Trust UAD June 17, 2011 and The DP CA Residence Trust UAD June 17, 2011, the within named bargainors,, and that he as such Co-Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing his name as Co-Trustee of The NP CA Residence Trust UAD June 17, 2011 and The DP CA Residence Trust UAD June 17, 2011

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

Commission expires:

5/5/25

Cheyenne S. Locklear
Notary Public

CHEYENNE S. LOCKLEAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128