Karen Johnson Davidson County
Batch# 904052 DEEDWARR
08/16/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20220816-0092689

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Robert Hinson and Katherine Rippey	Same as owner	10312003400
(NAME)	(NAME)	
105 Cherokee Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kreigh Adam Bourff and Kelsey R. Bourff, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Robert Hinson, an unmarried man and Katherine Rippey, a unmarried woman,** 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 Block L on the Plan of Cherokee Park, Third Section of record in Book 843, Pages 2 and 3, Register's Office for said County.

Being the same property conveyed to Kreigh Adam Bourff, a single man by deed dated April 16, 2014 from Kathleen M. Galloway, joined by her husband, Edward Galloway of record in Instrument No. 20140421-0032512, Register's Office for Davidson County, Tennessee. Thereafter Kreigh Adam Bourff, married conveyed said property to Kreigh Adam Bourff and Kelsey R. Bourff, husband and wife by deed dated November 4, 2016 of record in Instrument No. 20161110-0119272, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 105 Cherokee Road, Nashville, TN 37205
(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 my/our hands this 15th day of August, 2022.

Kreigh Adam Bourff

Kelsey R. Bourff

State of Tennessee
County of Davidson

On this 15th day of August, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Kreigh Adam Bourff and Kelsey R. Bourff, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 15th day of August, 2022.

Notary Public T. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Hinson

T. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

TRUE COPY CERTIFICATION

I, , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 15, 2022.

Signature
Date: August 15, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of August, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD