Karen Johnson Davidson County
Batch# 909666 DEEDWARR
08/30/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20220830-0097709

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Hyman Silverstein	AMERISAVE MTG CORPORATION	075 03 0 062.00
(NAME)	(NAME)	
533 Albany Drive	3525 PIEDMONT RD NE STE 600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	ATLANTA, GA. 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Pamela Joyce Gunter and Debra Lynn Huddleston, Co-Executrices and Devisees of The Estate of Charles Raymond Nipper**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Hyman Silverstein, unmarried** hereinafter called the GRANTEE(S), his/her/their 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. 167, on the plan of SECTION THREE TULIP GROVE, as shown on plat of record in Book 4344, Page 274, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Charles R. Nipper and wife, Mattie Jo Nipper by Warranty Deed from Fischer & Short Construction Company, Inc., dated 06/18/1969 of record in Book 4344, Page 274, Register's Office for Davidson County, Tennessee.

The said Mattie Jo Nipper died on 01/22/2015, leaving the said Charles R. Nipper the sole surviving tenant by the entirety. The said Charles R. Nipper (aka Charles Raymond Nipper) has also since died on 02/03/2022, and pursuant to the terms of his Last Will and Testament filed 04/30/2022 in theSeventh Circuit Court for Davidson County, Tennessee, as Docket No. 22P840, the subject property was devised to Pamela Joyce Gunter and Debra Lynn Huddleston, in equal shares, with Pamela Joyce Gunter and Debra Lynn Huddleston being appointed as Co- Executrices.

Subject to taxes for 2022 and all subsequent years, a lien, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 533 Albany Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of August, 2022.

The Estate of Charles Raymond Nipper

By: Pamela Joyce Gunter, co-Executrix **Date:** 8/24/2022
Pamela Joyce Gunter, Co-Executrix

By: Debra Lynn Huddleston, co-Executrix **Date:** 8-24-22
Debra Lynn Huddleston, Co Executrix

Pamela Joyce Gunter, Individually **Date:** 8/24/2022
Pamela Joyce Gunter, Individually

Debra Lynn Huddleston, Individually **Date:** 8-24-22
Debra Lynn Huddleston, Individually

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Joyce Gunter, and Debra Lynn Huddleston, as devisees and Co- Executrices under the Last Will and Testament of Charles Raymond Nipper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that /they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2022.

Jennifer A Hoffman
Notary Public:
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 1787177
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL