Karen Johnson Davidson County
Batch# 934149 DEEDWARR
10/27/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,926.70
20221027-0116425

WARRANTY DEED

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

File No. BC-22-3387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $791,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Nuzzolo and McCall Bliss	Same As New Owner	
(NAME)	(NAME)	
2601A Traughber Drive		073-13-OG-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Kenneth Hipes and Carla Lasyone, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Nuzzolo and McCall Bliss, Trustees of B&N Nominee Trust dated October 25, 2022**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A, Townhomes at 2601 Traughber Drive, a Horizontal Property Regime with Private Elements, as Established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160106-0001320, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth Hipes and Carla Lasyone, both unmarried, as joint tenants with full rights of survivorship by Warranty Deed from Wade Travis Barnes, married of record in Instrument No. 20170120-0006576 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 20, 2017.

Kenneth Hipes and Carla Lasyone are now married.

This is property more commonly known as 2601A Traughber Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 27th day of October, 2022.

Kenneth Hipes

Carla Lasyone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2022, before me personally appeared Kenneth Hipes and Carla Lasyone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 27th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, Beth Cooper, 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 **October 27, 2022**.

Affiant Signature

October 27, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

27th day of **October**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

