Karen Johnson Davidson County
Batch# 959352 DEEDWARR
01/09/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230109-0001751

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 5-7-24
(AFFIX SEAL)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

File No. EM-22-3724

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
Austin Shipp, Nicole Innes, and Gregory Shipp	Rocket Mortgage	
(NAME)	(NAME)	
209 Seesaw Court	1050 Woodward Ave	172-12-0B-068.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit MI 48226	
(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, **Ralph S. Penuell IV, unmarried and Maria Devora Slade, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Shipp, an umarried man, Nicole Innes, an unmarried woman, and Gregory Shipp, an unmarried man, joint tenants with right of survivorship,** , 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 Lot No. 120 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page (s) 287 and 288, 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 Ralph S Penuell IV, unmarried by Warranty deed from Jeffry W. Blunkall and wife Kristi N. Blunkall of record in Instrument No. 20130522-0051714 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 22, 2013.

Being the same property conveyed to Ralph S. Penuell, IV, unmarried, and Maria Devora Slade, unmarried by Quitclaim deed from Ralph S. Penuell, IV, unmarried of record in Instrument No. 20220824-0095429 Register's Office for Davidson County, Tennessee, dated August 18, 2022 and recorded on August 24, 2022.

This is property more commonly known as 209 Seesaw Court, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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

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 6th day of January, 2023.

Ralph S. Penuell, IV

Maria Slade

Maria Devora Slade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2023, before me personally appeared Ralph S Penuell, IV and Maria Devora Slade, 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, at office, this 6th day of January, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-6-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-6-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** January **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM