WARRANTY DEED

DIANA K GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of January, 2023.

NOTARY PUBLIC

My commission expires: 9-6-26

Karen Johnson Davidson County
Batch# 960902 DEEDWARR
01/13/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230113-0002980

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1139 LIPTON

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Lipton and Leah D. Tipton husband and wife	SAME AS NEW OWNER	
(NAME) 5264 New John Hagar	(NAME)	098-06-0A-102.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Robert A. Bruschi and wife, Cindy C. Bruschi**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew D. Lipton and Leah D. Lipton husband and wife**, 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. 94 on the Plan of Final Plat, Phase One, Section B, Bridgewater of record in Plat at Instrument No. 20060425-0046949 , as corrected in Instrument No. 20060608-0067982 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 Robert A. Bruschi, unmarried and Cindy C. Smith, unmarried, as joint tenants with rights of survivorship by Special Warranty deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument No. 20070522-0061030 Register's Office for Davidson County, Tennessee, dated May 14, 2007 and recorded on May 22, 2007.

Being the same property conveyed to Robert A. Bruschi and wife, Cindy C. Bruschi by Quit Claim deed from Robert A. Bruschi and wife, Cindy C. Bruschi(formerly Cindy C. Smith) of record in Instrument No. 20080617-0062171 Register's Office for Davidson County, Tennessee, dated June 10, 2009 and recorded on June 17, 2009..

DESIGNATED as Tax ID: 098-06-0A-102.00-CO

This is
unimproved ☐
improved ☒ property known as 5264 New John Hagar, 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 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 hand this the 12th day of January, 2023.

Robert A. Bruschi

Cindy C. Bruschi

Cindy C. Bruschi

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Robert A. Bruschi and wife, Cindy C. Bruschi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 12th day of January, 2023.

Notary Public

My Commission Expires:

3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-12-23.

Affiant Signature

1-13-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY