This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20099-MF

Karen Johnson Davidson County
Batch# 966484 DEEDWARR
02/02/2023 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.90
20230202-0007773

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,972.00.

Affiant

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of February, 2023.

Notary Public
My Commission Expires: 1-11-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jalynn Rupe 3071 Penn Meade Way Nashville, TN 37214	Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	052 13 0B 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Builders Specialties Co of Tennessee Inc., a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JalynnRupe, an unmarried woman**, hereinafter called the Grantee, her 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. 216 on the Plan of Condominium Site Plan River Glen, Planned Unit Development Phase IV, Section 3 of record in Instrument No. 20010330-0030661, 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 Builders Specialties Company of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from Mariam Q. Aguas, now known as Mariam Q. Aguas Ferrel, married, of record in Instrument No. 20080701-0068055, in the Register's Office of Davidson County, Tennessee, dated June 27, 2008 and recorded on July 01, 2008.

This is improved property located at: **3071 Penn Meade Way, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2023.

GRANTOR:

Builders Specialties Co of Tennessee Inc., a Tennessee Corporation

By: _____ 2/1/23
Mike L. Shipp, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike L. Shipp, President of Builders Specialties Co of Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2023.

_____
Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, **Diane March,** 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 this the 1st day of February, 2023.

Affiant Signature
Date 02/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

