THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 976586 DEEDWARR
03/03/2023 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $2,201.50
20230303-0015287

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Blaine E. Smith 6127 Brentwood Chase Drive Brentwood, TN 37027	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	160-16-0B-085.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Julie Anne Fischrupp, Elizabeth Ann Kopf, and Jane Louise Radford**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Blaine E. Smith,unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 109** on the Plan of Brentwood Chase, Revision One, Section One of record in Plat Book 9700, Page 936 through 941, inclusive, 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 Jon C. Fischrupp and wife, Peggy E. Fischrupp, husband and wife, by Warranty Deed from Bobby J. Stanley, Trustee of the Bobby J. Stanley Revocable Living Trust Agreement dated January 8, 2007, of record on 10/26/2017, at Instrument No. 20171026-0109826, Davidson County Register of Deeds. Peggy E. Fischrupp subsequently died, leaving Jon C. Fischrupp as surviving Tenant by the Entirety. Jon C. Fischrupp later died on August 12, 2022. His last Will and Testament is probated in the Seventh Circuit Court for Davidsion County, Probate Division, Nashville, Tennessee, under Docket No. 22P1750, which devises the property to Jane Louise Radford, Julie Anne Fischrupp, and Elizabeth Ann Kopf, in equal shares. See Order to Establish a Muniment of Title, dated October 4, 2022, and recorded on October 13, 2022, at Instrument No. 20221013-0112193, Davidson County Register of Deeds, and Last Will and Testament of Jon Clarence Fischrupp, recorded on October 13, 2022, at Instrument No. 20221013-0112193, Davidson County Register of Deeds.

This is property commonly known as 6127 Brentwood Chase Drive, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands on separate pages as follows, as of the dates noted below for each signature and notary acknowledgment:

Date: 3/2/23

Julie Anne Fischrupp

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Anne Fischrupp,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of March, **2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$615,000.00~~ $595,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 2nd DAY OF March, **2023:**

Notary Public

My Commission Expires: 4/10/23

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Date: 3-2-23

Jane Louise Radford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane Louise Radford,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of March, **2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Elizabeth Ann Kopf Date: 2/27/2023

Elizabeth Ann Kopf

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tuolumne)

On February 27, 2023 before me, Beth Whitehead, Notary
(insert name and title of the officer)

personally appeared **Elizabeth Ann Kopf**,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BETH WHITEHEAD
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2281985
TUOLUMNE COUNTY
My Comm. Exp. April 17, 2023

Signature _____ **(Seal)**

**__NOTICE TO NOTARY__: The Acknowledgement form above is correct for California. Please use the above and *do not attach a separate page*, as this will alter the document and cause additional recording fees to be unnecessarily incurred.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3 day of March, 2023.

K. Thomas Sidwell
Date: 3-3-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary Public
My Commission Expires: 1-21-26

