Karen Johnson Davidson County
Batch# 993209 DEEDWARR
04/18/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20230418-0028546

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $437,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/14/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3360

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Bethany Haynie Tippitt and Bryan Keith Tippitt	New owner	104-10-0C-019.00-CO
346 Elmington Ave #19		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Scott Rouse, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany Haynie Tippitt and Bryan Keith Tippitt, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 B-19 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, Page 547, corrected in Book 4673, Page 102 and amended in Book 4963, Page 265, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Marilyn W. Rouse, married by Warranty deed from Peter Stuart Richard Harmer, married of record in Book 9941, page 126, Register's Office for Davidson County, Tennessee, dated January 31, 1996 and recorded on February 07, 1996.

Being the same property conveyed to James Scott Rouse, a married individual by Quitclaim deed from Marilyn W. Rouse, unmarried widow of record in Instrument No. 20221123-0124134 Register's Office for Davidson County, Tennessee, dated October 04, 2022 and recorded on November 23, 2022.

Ambre Rouse joins in the execution of this instrument for the purpose of conveying her interest marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 346 Elmington Avenue, Unit 19 Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 14, 2023.

James Scott Rouse

Ambre Rouse by James Scott Rouse, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, a Notary Public of said County and State, James Scott Rouse, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 14, 2023.

Notary Public

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 7/26/2023

STATE OF TENNESSEE
COUNTY OF Anderson

Before me, the undersigned, a Notary Public in and for said County and State, personally **appeared James Scott Rouse,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he **executed** the within instrument on behalf of Ambre Rouse for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ambre Rouse and is authorized by Amber Rouse to execute this instrument on her behalf.

Witness my hand and official seal, this April 14, 2023

Notary Public

My Commission Expires: 7/26/2023

File #: 2023-3360

RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 14, 2023.

J. Carlton Drumwright

April 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY