This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1274-TC

Karen Johnson Davidson County
Batch# 1008546 DEEDWARR
05/30/2023 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20230530-0040155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2023.

Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Shipp 5401 California Avenue Nashville, TN 37209	New Owner	091 03 0A 001.00

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, **Allison C. Umfress and Husband, Austin Purvis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C. Brian Shipp and Susan Shipp, husband and wife**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of California at 54th Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing California at 54th Homes, a Horizontal Property Regime, of record in Instrument No. 20160623-0064021, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Allison C. Umfress and Husband, Austin Purvis, by Warranty Deed from Lone Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170417-0036751, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017.

This Instrument executed on behalf of Allison C. Umfress ("Principal") by Austin Purvis pursuant to the Power of Attorney of record in Instrument Number __202305300040154__, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **5401 California Avenue, Nashville, TN 37209**

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 24th day of May, 2023.

GRANTOR:

Austin Purvis

Allison C. Umfress by Austin Purvis, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Austin Purvis, 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 24th day of May, 2023.

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Austin Purvis, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Allison C. Umfress ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 24th day of May, 2023.

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Austin Purvis and Allison C. Umfress
To: Brian Shipp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 24th day of May, 2023.

Notary Public
My Commission Expires: 11-6-2024

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 24, 2023.

Tori Cole

Affiant Signature

Date: May 26/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 26, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

