Karen Johnson Davidson County
Batch# 1008673 DEEDWARR
05/30/2023 09 57 21 AM 2 pgs
Fees $13 00 Taxes $3,367 00

20230530-0040353

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No. P23-5954-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NO(S) |
|---|---|---|
| 105 Gilman, LLC, a Tennessee limited liability compay | NEW OWNER | 129-08-0-103 00-000 |
| (NAME) | (NAME) | |
| 204 Heady Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Fifty Thousand And No/100 Dollars ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KAREN R RIPPY, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 105 GILMAN, LLC, A TENNESSEE LIMITED LIABILITY COMPAY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 30 of Block "G" on the second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 71 and 72. Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Gilman Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots southwardly 199.87 feet to the northerly line of Lot No 2; thence with the northerly line of Lots Nos. 2 and 1, westwardly 109.43 feet to a point 5.5 feet east of the corner of Lots 30 and 31; thence northwardly 197.8 feet to the southerly margin of Gilman Avenue, at the corner of Lots Nos 30 and 31, thence with said Avenue eastwardly 99.86 feet to the beginning.

Being the same property conveyed to Jeffrey L. Rippy and wife, Karen R. Rippy by Warranty deed from Gust E. Johnson, Jr. and wife, Diana B. Johnson of record in Book 6311, page 532, Register's Office for Davidson County, Tennessee, dated June 06, 1984 and recorded on June 08, 1984. Further being a portion of the same property conveyed to Karen R, Rippy by Quitclaim deed from Jeffrey L. Rippy a/k/a Jeff L. Rippy of record in Instrument No 20081112-0112103 Register's Office for Davidson County, Tennessee, dated November 12, 2008 and recorded on November 12, 2018

Jeffrey L Rippy joins in the execution of this instrument to convey his interest in the above described property as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 105 Gilman Avenue, Nashville, TN 37205
(House No ) (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 successors 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 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 this 23 day of May, 2023

Karen R Rippy

Jeffrey L Rippy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen R. Rippy and Jeffrey L. Rippy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 23 day of May, 2023.

Notary Public

My Commission Expires 9/2/24

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024