Karen Johnson Davidson County
Batch# 1009123 DEEDWARR
05/30/2023 02 41 57 PM 3 pgs
Fees $17 00 Taxes $0 00
20230530-0040656

THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner Ella Chiripko, Trustee of the Ella Chiripko Revocable Trust dated April 26, 2023 605 24th Street Nashville, TN 37209	Send Tax Bills to SAME	Map-Parcel Numbers: 091 05 0 001 00

WARRANTY DEED

KNOW ALL PERSONS by these presents that ELLA CHIRIPKO (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring her entire interest (being an UNDIVIDED EIGHTY-FIVE (85%) interest as a Tenant-in-Common) in the subject parcels of real property, hereby transfers and conveys unto, ELLA CHIRIPKO, TRUSTEE OF THE ELLA CHIRIPKO REVOCABLE TRUST DATED APRIL 26, 2023, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever, and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property and has a good right to convey it; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds, that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

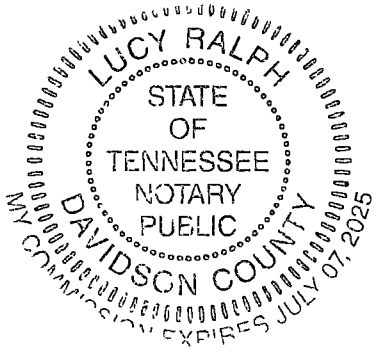
WITNESS our hands on 26th day of April, 2023

Ella Chiripko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA CHIRIPKO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal on 26th day of April, 2023.



Notary Public

My Commission Expires: 7/7/25

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Reserved Parcel B on the Plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40 and 41, of record in Book 3106, page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Together with the appropriate portion of the alley located adjacent to the above described tract and abandoned by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No 88-161

Being the same property conveyed to Sergey M. Chiripko a fifteen percent (15%) interest and unto Ella Chiripko an eighty-five (85%) interest as Instrument Number 20150609-0054301, Register's Office for Davidson County, Tennessee

This Improved property is known as 605 24th Street, Nashville, TN 37209.