Karen Johnson Davidson County
Batch# 1015058 DEEDWARR
06/14/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $5,568.50
20230614-0045464

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File #23-PA-5207-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Douglas Rupp and Kelsey Ann Rupp	~~New Owner~~ c/o TRUIST BANK	
(NAME)	(NAME)	
5207 Dakota Avenue	1001 SEMMES AVE	**103 03 0 057.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BARBARA A. BELL, UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN DOUGLAS RUPP AND KELSEY ANN RUPP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the East 50 feet of the West 150 feet of the North 170 feet of Block 20, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County.

According to a survey of T.R. Sanford, dated July 22, 1959, said part of Lot 20 fronts 50 feet on the South side of Dakota Avenue, and extends back between parallel lines 150 feet to a 20 foot alley.

Being the same property conveyed to Barbara A. Bell, unmarried woman, by Warranty Deed from Rachel Welty, a single woman of record in Instrument No. 20190621-0060296, in the Register's Office of Davidson County, Tennessee, dated June 19, 2019 and recorded on June 21, 2019.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank and Trust Company's Revised Plan of West Extension Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5207 Dakota Avenue, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th day of June, 2023.

Barbara A. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared Barbara A. Bell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 14, 2023 (date of document).

Affiant Signature

June 14, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023