Karen Johnson Davidson County
Batch# 1020075 DEEDWARR
06/28/2023 12 12 16 PM 2 pgs
Fees $13 00 Taxes $1,813 00
20230628-0049295

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $490,000 00.

Esmeralda Rodrigues
Affiant

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 26th day of May, 2023

Notary Public
My Commission Expires. 9-8-2025

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner | Send Tax Bills To | Map/Parcel Number |
|---|---|---|
| Kody Kramer<br>5106 Buena Vista Pike<br>Nashville, TN 37218 | New Owner | 059-01-0-030 00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **AR Realty, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Kody Kramer, a single man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit

LAND in Davidson County, Tennessee, being Lot No 3 on the plan of Final Plat "First Revision" Lots 3-6, Forest Vale Subdivision, of record in Instrument No 20071031-0128531, as amended in Instrument No 20210407-0045848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

BEING the same property conveyed to AR Realty, LLC by Warranty Deed from Equity Trust Company, Custodian FBO Edward W Meeks IRA, dated 4/20/2020 and recorded 4/23/2020 in Instrument No 20200423-0042579, as corrected by Affidavit of Scrivener's Error dated 7/6/2021 and recorded 7/7/2021 in Instrument No 20210707-0091617, Register's Office for Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Nos 20221208-0127826 and 20221208-0127827, Register's Office for Davidson County, Tennessee

All existing easements and all other matters as shown on Revised Plat in Instrument No 20071031-0128531, as amended in Instrument No 20210407-0045848, Register's Office for Davidson County, Tennessee

Joint Driveway Easement recorded in Instrument No 20230406-0025139, Register's Office for Davidson County, Tennessee

2023 Davidson County taxes, a lien not yet due and payable

The above legal description is the same as that contained in the previous deed of record

**This is (_XX_) improved (____) unimproved property, known as: 5106 Buena Vista Pike, Nashville, TN 37218**

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), his/her/their assigns forever Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 22nd day of May, 2023

AR Realty, LLC

BY _____
Adam D Ripmaster, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Adam D. Ripmaster**, with whom I am personally acquainted, and who, proved himself to be **Member of AR Realty, LLC.,** a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal, this 22nd day of May, 2023

_____
Notary Public at Large
My commission expires 9/27/26

