Karen Johnson Davidson County
Batch# 1021017 DEEDWARR
06/29/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,655.60
20230629-0049805

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1496-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~XXXXXXX~~ 988,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Notary Public
My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maxx Riley Lipman and Kate Clayson Lipman 1813 Primrose Avenue B Nashville, TN 37212	New Owner	117-04-0H-002-00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jill T. Rissi, Trustee of Jill T. Rissi Trust dated June 29, 2017,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maxx Riley Lipman and Kate Clayson Lipman, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Primrose Townhomes, a horizontal property regime with private elements which is on Lot 3 of the Resubdivision of Lot No. 21, Block B on the Plan of Belmont Terrace, (Plat No. 20090429-0038927) as shown as Exhibit "B" of Instrument No. 20090430-0039358, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jill T. Rissi, Trustee of the Jill T. Rissi Trust, dated June 29, 2017 by Warranty Deed from David Alan Jenkins and Larry Don Weatherford, married to each other of record as Instrument No. 20180417-0036072 in the Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 17, 2018.

This is ☒ improved or ☐ unimproved property located at: **1813 Primrose Avenue, B, Nashville, TN 37212.**

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 26th day of June, 2023.

GRANTOR:

Jill T. Rissi Trust dated June 29, 2017

By: _____
Jill T. Rissi, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jill T. Rissi, Trustee of Jill T. Rissi Trust dated June 29, 2017, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2023.

_____
Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.26.23.

Affiant Signature

6.26.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

