WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025919 DEEDWARR
07/13/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230713-0053861

File No. EM-23-4621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.9.26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA R. SHAFFER COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charity Pippin	**New Owner**	
(NAME)	(NAME)	
5025 Hillsboro Pike, #2H		131-01-0D-010.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Selling and Kelly Traver, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charity Pippin, umarried**, HEREINAFTER CALLED THE GRANTEE, 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 10, also known as Unit 2-H as shown on the map entitled Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Selling and Kelly Traver-Selling, husband and wife by Warranty Deed from Katherine G. Gass, unmarried of record in Instrument No. 20180406-0032473 Register's Office for Davidson County, Tennessee, dated April 04, 2018 and recorded on April 06, 2018.

This is property more commonly known as 5025 Hillsboro Pike, #2H, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13th day of July, 2023.

John Selling by Ryan Lux attorney in fact
John Selling by Ryan Lux, Attorney-In-Fact

Kelly Traver by Ryan Lux attorney in fact
Kelly Traver by Ryan Lux, Attorney-In-Fact

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, Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney John Selling & Kelly Traver, and that this instrument was executed on behalf of the said John Selling & Kelly Traver for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument NO. 20230613-0044795 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 13th day of July 2023.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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 7.13.23.

Affiant Signature

7.13.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

