Karen Johnson Davidson County
Batch# 1031665 DEEDWARR
07/27/2023 02 09 15 PM 4 pgs
Fees. $23 00 Taxes. $832 50
20230727-0058059

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63196
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
April Bumpus Craig Brian Christian 209 Clipper Court Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 14815023400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie Anne Bumpus, as to a one-half undivided interest and Julie Anne Bumpus, William J. Bumpus and Lynne E. Bumpus-Hooper, as to a one-half undivided interest as the heirs at law of Wanda Louise Bumpus**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **April Bumpus Craig and Brian Christian, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's 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. 40 on the Plan of Apache Hills Section 6 of record in Book 5200, page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Louise Bumpus and Julie A Bumpus, both unmarried, by Warranty Deed from Susan Carlz Campbell and husband, Alexander S. Campbell, dated January 15, 1988 and recorded on January 25, 1988 of record in Book 7455, page 512, Register's Office for Davidson County, Tennessee The said Wanda Louise Bumpus has since died By Affidavit of Heirship of record in Instrument No. 20230727-0058058, said Register's Office, William J Bumpus, Lynne E Bumpus-Hooper and Julie Anne Bumpus, were established as the heirs at law of Wanda Louise Bumpus

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 5200, page 173, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from Clipper Court, and a 10 foot easement for public utility purposes along the rear and a portion of the southwesterly side lines of said lot Restrictions contained in instruments of record in Book 5449, page 535, said Register's Office

This is improved property, known as 209 Clipper Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12 day of July, 2023.

William J. Bumpus

William J. Bumpus, heir-at-law

State of TN

County of Jefferson

On this 12 day of July, 2023, before me the undersigned authority, personally appeared **William J. Bumpus**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public C. Herndon

My Commission Expires: 9/1/26

WITNESS THE EXECUTION HEREOF this 12 day of July, 2023.

Lynne E Bumpus-Hooper

Lynne E. Bumpus-Hooper, heir-at-law

State of Florida

County of Brevard

On this 12 day of July, 2023, before me the undersigned authority, personally appeared **Lynne E. Bumpus-Hooper**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Darlen D. Gell

Notary

My Commission Expires: March 4, 2025

DARLEEN D GELL
Notary Public - State of Florida
Commission # HH 101098
My Comm Expires Mar 4, 2025

WITNESS THE EXECUTION HEREOF this 12 day of July, 2023.

Julie Anne Bumpus

Julie Anne Bumpus, individually and as heir-at-law

State of Georgia

County of Floyd

On this 12 day of July, 2023, before me the undersigned authority, personally appeared **Julie Anne Bumpus**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

SHARON GOODWIN NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 30, 2024

Notary

My Commission Expires: June 30, 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn and subscribed before me this 24 day of July, 2023.

Notary

My Commission Expires

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024