WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036626 DEEDWARR
08/09/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230809-0061790

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Elizabeth Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7/31/23.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2023-1522

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Harold D. Rippy and Donna Rippy	SAME	041-08-0-045-00
2619 US Highway 31 E		
Gallatin, TN 37066		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Porter Neal, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold D. Rippy and Donna Rippy, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 8 on the Plan of Bell Grimes Tracts of record in Plat Book 2744, Page 237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Porter Neal by Warranty deed from Grady E. Lamb, a single person of record in Instrument No. 20071128-0137968 Register's Office for Davidson County, Tennessee, dated November 21, 2007 and recorded on November 28, 2007. (Value of consideration shown in aforementioned deed $79,750.00.) Being also known as 1135 Old Hickory Boulevard Nashville, Tennessee 372071413.

This is property known as 1135 Old Hickory Boulevard Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, 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 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 in 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 hand on 7/31/23

Porter Neal

Porter Neal

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Porter Neal, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/31/23.

NOTARY PUBLIC

My Commission Expires: 7/25/24

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Leuser, 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 7/31/23.

Elizebeth Leuser
AFFIANT

7/31/23
DATE

STATE OF TENNESSEE
COUNTY OF Cheatham

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF July, 20 23.

NOTARY PUBLIC

(SEAL)

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

MY COMMISSION EXPIRES: