This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $665,000.00.

Dina Shinn
Affiant

Subscribed and sworn before me this the 14th day of August, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1039197 DEEDWARR
08/16/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230816-0063906

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jack E. Terry	New Owner	133-13-0 102.00
526 Inwood Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL L. TOPPING AND EMILY C. TOPPING F/K/A EMILY C. RAIFORD, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACK TERRY, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Emily C. Raiford and Daniel L. Topping, tenants in common with rights of survivorship, by Warranty Deed dated 6/22/2020, from Ophelia Morris, married, joined by Walter Morris, Jr., of record in Instrument No. 20200623-0067545, Register's Office for Davidson County, Tennessee. The said Emily C. Raiford having since married and is now known as Emily C. Topping.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 526 Inwood Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ELRT
RT

Witness my hand this the 14th day of August, 2023.

Daniel L. Topping

Emily C. Topping

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel L. Topping and Emily C Topping f/k/a Emily C. Raiford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2023.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/23.

Affiant Signature – Joshua A. Terry

8/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24