**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1048519 DEEDWARR
09/11/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230911-0071118

File No. EY-23-5184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

**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 |
|---|---|---|
| Robin Green and Rene Green | **New Owner** | |
| (NAME) | (NAME) | |
| 6952 Highway 70 South, Unit #101 | | 143-01-0C-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Green and Rene Green,** _____, 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 Number 101 on the Plan of First Revision, Horizontal Property Regime Common Element Plat, West Port Landing Condominiums, as shown on plat of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Andrea Canupp and Charles Canupp, wife and husband by Warranty deed from Thomas Sult, married, by John Thompson, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20140912-0083663, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20140912-0083665 in the said Register's Office, dated September 09, 2014 and recorded on September 12, 2014.**

**Being the same property conveyed to Charles and Andrea Canupp Family Revocable Trust dated October 08, 2019 by Quitclaim deed from Charles J. Canupp, Jr. and Andrea S. Canupp of record in Instrument No. 20191023-0108670 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 23, 2019.**

**This is property more commonly known as 6952 Highway 70 South, Unit #101, Nashville, TN 37221.**

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 8th day of September, 2023.

Charles and Andrea Canupp Family
Revocable Trust dated October 8, 2019

By: _____
Charles J. Canupp, Jr., Trustee

By: _____
Andrea S. Canupp, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Charles J. Canupp, Jr. and Andrea S. Canupp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019 the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 8th day of September, 2023.

_____
Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Certificate of Authenticity

I, Tonya Loftin, 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 9/8/2023.

Date

Tonya Loftin
Affiant Signature

September 11, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)