Karen Johnson Davidson County
Batch# 1050352 DEEDWARR
09/15/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230915-0072511

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

File Number: 23080591

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Subscribed and sworn to before me, this 13th day of September, 2023.

Notary Public
My Commission Expires: 9.21.2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Nefize Sertac Kip	NEW OWNER	181-01-0B-029.00-CO
704 Sugar Mill Trail		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Keith Cribbs and Sarah H. Cribbs, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nefize Sertac Kip, married with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Section One, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20030708-0093537, 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 James Keith Cribbs and Sarah H. Cribbs, husband and wife by Warranty deed from Gary Neal Bryant and Joy Alice Bryant, husband and wife of record in Instrument No. 20150504-0040275 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 4, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Sugar Mill Trail, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 this 13th day of September, 2023.

James Keith Cribbs

James Keith Cribbs

Sarah H. Cribbs

Sarah H. Cribbs

State of ~~Tennessee~~ Florida
County of ~~Rutherford~~ Polk

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Keith Cribbs and Sarah H. Cribbs, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro, TN~~ Lakeland FL, this 13th day of September, 2023.

Teresa Justice

Notary Public at Large
My Commission Expires: 12-07-2023

TERESA JUSTICE
MY COMMISSION # GG 919818
EXPIRES: December 7, 2023
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 9.14.2023 (date of document).

Affiant Signature

9.14.2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/19/2025

