Prepared by
Record and Return To
Chapman and Rosenthal Ti
10 Burton Hills Blvd , Suite
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $735,930 00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2023

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2026

Karen Johnson Davidson County
Batch# 1055521 **DEEDWARR**
09/29/2023 10 45 58 AM 2 pgs
Fees $13.00 Taxes $2,722 94

20230929-0076566

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Emily Lippincott and John Lippincott 8624 Griffith Road Nashville TN 37221	New Owner	Tax Parcel ID No 154-00-0-065 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harlan J. Alford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Lippincott and John Lippincott, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in the 9th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by Stanford and Associates, dated October 12, 1974, and a survey made by John B. Kohl, III, dated January 22, 1991, as follows:

Beginning on the Westerly margin of Griffith Road at the Northeast corner of the Lance Evan Neeley and Lydia Neeley property; thence with said Griffith Road, North 39 degrees 44 minutes 40 seconds West 300 00 feet to an iron pin; thence South 46 degrees 32 minutes West 754.50 feet to an iron pin; thence South 50 degrees 24 minutes East 301 66 feet to the Northwest corner of the Lance Evan Neeley and Lydia NeeleyProperty; thence with their Northerly line North 46 degrees 32 minutes East 700 16 feet to the point of beginning

Being the same property conveyed to HARLAN J ALFORD, by deed from LANNIE T. WEY, of record in Instrument No. 20210730-0102997, dated July 28, 2021, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 154-00-0-065 00

Restrictive Covenants contained in instrument of record in Instrument No. 20000925-0094970, said Register's Office

This is improved property located at 8624 Griffith Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2023

Harlen J. Alford

STATE OF LOUISIANA
PARISH OF ORLEANS

Personally appeared before me, the undersigned, a Notary Public in and for said Parish and State, aforesaid, Harlen J. Alford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2023.

Notary Public

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

My Commission Expires: FOR LIFE