Karen Johnson Davidson County
Batch# 1070314 DEEDWARR
11/13/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20231113-0088063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of November, 2023.

(Affix Seal) Notary Public

My Commission Expires:

2023-09-1235

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ethan Scott Lippmann and Krupa K. Patel-Lippmann 1121 Granny White Court Nashville, TN 37204	OWNER	Map/Parcel 131-08-0-113.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barlow Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan Scott Lippmann and Krupa K. Patel-Lippmann, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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 Harding Heights of record in Plat Book 4300, Page 95, 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 Barlow Builders, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation of record in Instrument Number 20181204-0118125, in the Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 04, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1121 Granny White Court, Nashville, TN 37204 .

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Effective the 10 day of November, 2023:

Barlow Builders, LLC, a Tennessee Limited Liability Company

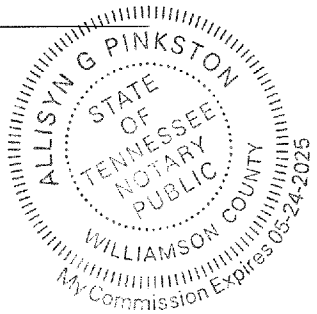
By: _____
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jordan Clark, Company Representative of Barlow Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Barlow Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Clark, Company Representative of Barlow Builders, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, this 9 day of November, 2023.

_____
Notary Signature
My commission expires: _____



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 November 9, 2023.

Date

Affiant Signature

11/10/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025