Karen Johnson Davidson County
Batch# 1078362 DEEDWARR
12/05/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20231205-0093832

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
John Benjamin, LLC 5522 Clarksville Highway Joelton, TN 37080	New Owner John Benjamin, LLC 5522 Clarksville Highway Joelton, TN 37080	030-00-0-268.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rippy Racing HQ, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Benjamin, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harris No. 2 Subdivision, Resubdivision of Lot 2 of record in Instrument Number , 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 Jeffrey L. Rippy by Quitclaim deed from Richardson Investments, LLC of Nashville of record in Instrument No. 20180816-0081392 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on August 16, 2018.

Being the same property conveyed to Rippy Racing HQ, LLC, a Tennessee limited liability company by Quitclaim deed from Jeffrey L. Rippy of record in Instrument No. 20181019-0103683 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 19, 2018. Being also known as 5522 Clarksville Highway Nashville, Tennessee 37080.

This is improved property commonly known as: **5522 Clarksville Highway Joelton, TN 37080**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November 2023.

Rippy Racing HQ, LLC

By: Jeffrey L. Rippy, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Jeffrey L. Rippy**, 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 Authorized Representative of Rippy Racing HQ, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of November 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11-2-24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/22/2023 (date of document).

Affiant Signature

11/22/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of NOVEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

