6

# WARRANTY DEED

Karen Johnson
Batch # 1093856
01/25/2024 08:16:07 AM
Fees: $13.00 Taxes: $4,255.00
20240125-0004890

Davidson County
DEEDWARR
2 pgs

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Chad M. Grout<br>and<br>Michael Coleman | **SAME** | 117130B1000CO |
| (NAME)<br>407 Hyde Park | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Rippee, Successor Trustee of The Rippee Tennessee Community Property Trust dated May 18, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chad M. Grout and Jennifer S. Grout, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 407, on the plan of Abbottsford, Phase One, as shown on plat of record in Plat Book 6250, Page 419-421, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Doyle R. Rippee and wife, Virginia B. Rippee by deed dated October 31, 1994 from Jane W. Yount and husband, Thomas L. Yount of record in Book 9508, Page 605, Register's Office for Davidson County, Tennessee. Thereafter the said Doyle R. Rippee and wife, Virginia B. Rippee Quitclaimed their interest in said property to Doyle R. Rippee, Trustee of The Rippee Tennessee Community Property Trust Agreement dated May 18, 2017 of record in Instrument No. 20170522-0050746, Register's Office for Davidson County, Tennessee. Doyle R. Rippee is now deceased and Brian Rippee is the Successor Trustee of said Trust.

unimproved ☐

This is improved ☑ property, known as 407 Hyde Park, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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 hands this 18th day of January, 2024.

Doyle R. Rippee, Trustee of The Rippee Tennessee Community Property Trust dated May 18, 2017

By: _____, Trustee
Brian Rippee, Trustee

State of Mississippi
County of Madison

Personally appeared before me, a notary public in and for the state and county aforementioned, Brian Rippee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Doyle R. Rippee, Trustee of The Rippee Tennessee Community Property Trust dated May 18, 2017 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 18th day of January, 2024.

_____
Notary Public
My Commission Expires: 11/30/24

File No.: 23-Grout

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 22935
JOY S. LUKE
Commission Expires
Nov. 30, 2024
MADISON COUNTY