WARRANTY DEED

Karen Johnson Davidson County
Batch# 1127952 DEEDWARR
04/29/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240429-0030610

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Lipnickas	Bell Bank	034-07-0-030.00
(NAME)	(NAME)	
816 Beth Drive	5500 Wayzata Boulevard, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Minneapolis, MN 55416	
(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, **Terry G. Bailey and wife Susan C. Bailey, Trustees of the P356 Tennessee Community Property Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward Lipnickas, III, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Shepherd Hills, Section 1, as of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 112 feet on the easterly side of Shepherd Hills Drive and runs back 415 feet on the southerly line and 450 feet on the northerly line, to a dead line in the rear on which is measure 117.6 feet.

Being the same property conveyed to the Trustees of the P356 TENNESSEE COMMUNITY PROPERTY TRUST U/T/A DATED DECEMBER 1, 2020, by Warranty Deed on January 11, 2021, of record in Instrument Number 20210324-0038615, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 205 Shepherd Hills Dr, Madison, TN 37115
(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.

Witness my/our hands this 24th day of April, 2024.

The P365 Tennessee Community Property Trust

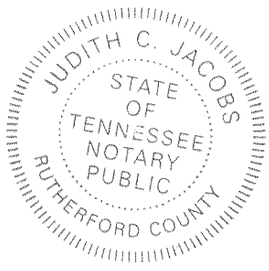
By: _____
Terry G. Bailey, Trustee

By: _____
Susan C. Bailey, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Terry G. Bailey and Susan C. Bailey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of P356 Tennessee Community Property Trust and that they as such Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Trustees

WITNESS my hand and seal this 24th day of April, 2024.



_____
Notary Public Judy Jacobs
My Commission Expires: 8-21-27

File No.: 202402015

True Copy Certification

I, **Pam Autry,** 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 this the 24 day of April, 2024.

Affiant Signature

Date 4/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028