Karen Johnson Davidson County
Batch# 1128983 DEEDWARR
04/30/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240430-0031378

WARRANTY DEED

(SEAL)
ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: 11.17.24

File #24-TC-0122-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Agustin Mejia Ciprian	New Owner	
(NAME)	(NAME)	
122 Larkin Springs Rd.		**043 15 0 123.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ASHLEE PIPPIN, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AGUSTIN MEJIA CIPRIAN AND WIFE, ERNESTA ROSALES MORENTE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 7 of The Reed and Jenkins Subdivision of the Booker Marshall Land, of record in Plat Book 843, Page 73, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin new in the Westerly right-of-way line of Larkin Springs Road, said pin being the Southeasterly corner of Lot 6 and the Northeasterly corner of the herein described;

Thence, with said right-of-way line, South 7 deg. 47 min. 21 sec. West, 49.68 feet to an iron pin new, being the northeasterly corner of Lot 1 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office;

Thence, North 82 deg. 29 min. 38 sec. West, 220.18 feet to an iron pin new in the Easterly line of the Turning Point Church Property, of record in Deed Book 1340, Page 91;

Thence, with said line, North 7 deg. 30 min. 22 sec. East, 48.40 feet to an iron pin new at the Southwesterly corner of Lot 6 of the Reed and Jenkins Subdivision;

Thence, South 82 deg. 49 min. 35 sec. East, 220.43 feet to the POINT OF BEGINNING and containing 10803 square feet or 0.248 acres, more or less.

Being the same property conveyed to Ashlee Pippin, unmarried, by Warranty Deed from Jerry O. Lewis, unmarried, of record in Instrument No. 20180604-0053083, in the Register's Office of Davidson County, Tennessee, dated May 31, 2018 and recorded on June 04, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reed and Jenkins Subdivision of the Booker Marshall Land, as recorded in Plat Book 843, Page(s) 73.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **122 Larkin Springs Road, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26th day of April, 2024. VCF

Ashlee Pippin

Ashlee Pippin

STATE OF MN
COUNTY OF Blue Earth

VCF 26th

On this 30th day of April, 2024, before me personally appeared Ashlee Pippin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th 26th day of April, 2024. VCF

Vickie C Foix

Notary Signature
My commission expires: 1-31-2025

VICKIE C FOIX
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/25

Certificate of Authenticity

I, Katie Smith, 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 4/29/24.

Date

Affiant Signature

4/29/24

Date

State of TN

County of _____

Sworn to and subscribed before me this 29 day of April, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

