Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1129504
05/01/2024 10:47:07 AM
Fees: $13.00 Taxes: $6,937.50

Davidson County
DEEDWARR
2 pgs

20240501-0031746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of APRIL, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 30, 2025

File No. EY-24-6410

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Thomas		
(NAME)	(NAME)	
1113 Holly Street		083-09-0-242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NEW OWNER	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bruce C. Ambler, Trustee of The Ambler Trust Agreement (a revocable trust) established on June 26, 1995 and Daniel W. Kipp, Trustee of The Daniel Kipp Living Trust (a revocable trust) established on August 28, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelley Thomas, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 21 on the Plan of East Edgefield Plan of record in Plat Book 21, Page 147, 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 Daniel William Kipp and Bruce Crowder Ambler, tenants in common by Warranty Deed from Vito Quaranta, unmarried of record in Instrument No. 20190807-0078524 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 07, 2019 and Scrivener's Affidavit recorded in Instrument No. 20210618-0082808.

Being the same property conveyed to Bruce C. Ambler, Trustee of the Ambler Trust Agreement (a revocable trust) established on June 26, 1995, as to an undivided one-half (1/2) interest; and to Daniel W. Kipp, Trustee of the Daniel Kipp Living Trust (a revocable trust) established on August 28, 2018, as to an undivided one-half (1/2) interest, as tenants in common by Special Warranty Deed from Daniel William Kipp and Bruce Crowder Ambler, tenants in common of record in Instrument No. 20220714-0080803 Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 14, 2022.

This is property more commonly known as 1113 Holly Street, Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 2 day of April, 2024.

The Ambler Trust Agreement (a revocable trust)
established June 26, 1995

By: Bruce C Ambler, Trustee
Bruce C. Ambler, Trustee

The Daniel Kipp Living Trust (a revocable trust)
established August 28, 2018

By: Daniel W Kipp, Trustee
Daniel W. Kipp, Trustee

STATE OF FL
COUNTY OF Sumter

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Bruce C. Ambler**, 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 Trustee of **The Ambler Trust Agreement (a revocable trust) established June 26, 1995**, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 2 day of April, 2024.

Alice L Hulburt
Notary Signature
My commission expires: 5-30-26

ALICE L. HULBURT
Notary Public - State of Florida
Commission # HH 239067
My Comm. Expires May 30, 2026
Bonded through National Notary Assn.

STATE OF FL
COUNTY OF Sumter

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Daniel W. Kipp**, 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 Trustee of **The Daniel Kipp Living Trust (a revocable trust) established August 28, 2018**, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 2 day of April, 2024.

Alice L Hulburt
Notary Signature
My commission expires: 5-30-26

ALICE L. HULBURT
Notary Public - State of Florida
Commission # HH 239067
My Comm. Expires May 30, 2026
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