Karen Johnson Davidson County
Batch# 1138395 DEEDWARR
05/22/2024 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20240522-0038187

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2024-0593

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Avery Renn	First Horizon Bank	107-14-0-003.00
715 Hagan St. #422 ~~900 Kipling Drive~~ (NAME)	12719 Centren Blvd, Ste 200 (NAME)	
Nashville TN 37203 ~~Nashville, TN 37217~~ (ADDRESS)	Little Rock AR 72223 (ADDRESS)	
(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, WE, **Clarissa Hope Johnson, as Trustee of the Clarissa Hope Johnson Living Trust dated December 7, 2022 and James Ralph Mason, unmarried, as to his life estate,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Avery Renn, 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:

Being Lot Number 62 on the Map of Miro Meadows, as of record in Book 1424, page 94, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Kipling Drive, at the common corner of Lots Nos. 62 and 63; thence northerly with the dividing lines between said Lots, 174.1 feet to a point in the northerly boundary line of said Subdivision; thence westerly with the said boundary line, 75.4 feet to a concrete monument set in the easterly margin of Goodbar Drive; thence with the easterly margin of Goodbar Drive, southerly 154.3 feet to another concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the northerly margin of Kipling Drive; thence with the margin of the same, easterly 55.4 feet to the point of beginning.

Being the same property conveyed to James Ralph Mason and wife, Sara B. Mason by Warranty Deed from Jeff M. Brown and wife, Ernestine H. Brown of record in Book 3977, page 508, Register's Office for Davidson County, Tennessee, dated January 10, 1966 and recorded on January 12, 1966.

Being the same property conveyed to Clarissa Hope Johnson, unmarried by Quitclaim Deed from James Ralph Mason, a widower of record in Instrument No. 20090327-0027532 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on March 27, 2009. The said James Ralph Mason *reserves a life estate in the said property.*

Being the same property conveyed to Clarissa Hope Johnson, as Trustee of the Clarissa Hope Johnson Living Trust dated December 7, 2022 by Quitclaim Deed from Clarissa Hope Johnson, unmarried of record in Instrument No. 20221219-0130842 Register's Office for Davidson County, Tennessee, dated December 07, 2022 and recorded on December 19, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee

This property, known as 900 Kipling Drive, Nashville, TN 37217
(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.

[The remainder of this page is intentionally left blank.]

Witness my/our hand(s) this 21st DAY OF May, 2024.

Clarissa Hope Johnson, as Trustee of the Clarissa Hope Johnson Living Trust dated December 7, 2022

BY: Clarissa Hope Johnson, Trustee
Clarissa Hope Johnson, Trustee

James Ralph Mason
James Ralph Mason

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Clarissa Hope Johnson, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Clarissa Hope Johnson Living Trust dated December 7, 2022, the within named bargainor, as Trust, and Clarissa Hope Johnson, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust herself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 21st day of May, 2024.

Notary Public

My Commission Expires: 3-23-27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Ralph Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of May, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-21-24 (date of document).

Affiant Signature

5-22-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY