# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146623 DEEDWARR
06/12/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240612-0044151

G-URC-24-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **The Lee Family Trust, dated April 27, 2001, as amended and restated on December 10, 2021** | **New Owner** | |
| (NAME) **40 Fawn Creek Pass** | (NAME) P.O. Box 1137 | **122-01-0A-245-00** |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) Cardiff, CA 92007 | |
| (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, **BRITTNEY PIPKIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS W. LEE AND SANDRA L. LEE, CO-TRUSTEES OF THE LEE FAMILY TRUST, DATED APRIL 27, 2001, AS AMENDED AND RESTATED ON DECEMBER 10, 2021,** 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 Unit No. 20 on the plan of Woodland Point Townhomes, Phase III, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No.-20001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Brittney Pipkin, a single woman by Warranty Deed from Carl Anderson and wife, Kelly Anderson of record as Instrument No. 20200720-0079336 in the Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 20, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 200006120058346 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 8332 Page 982 in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20001013-0102000 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **40 Fawn Creek Pass , Nashville, Tennessee 37214**.

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.

2024-0421

Witness my/our hand(s) this the 10th DAY OF JUNE, 2024.

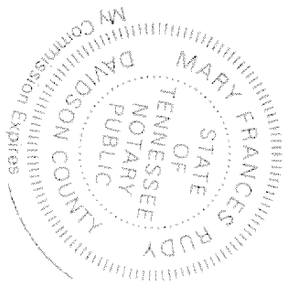
Brittney Pipkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of June, 2024.

Notary Public
My Commission Expires: 11-3-2-30
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 6/10/24 (date of document).

Affiant Signature

6/12/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON