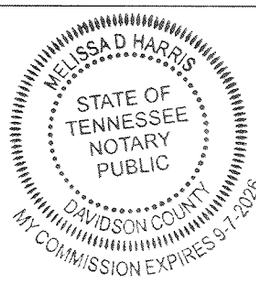
Karen Johnson Davidson County
Batch# 1147309 DEEDWARR
06/14/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,502.49
20240614-0044709

**WARRANTY DEED**

File No. AT-24-6799




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $946,618.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 09/07/2026

(AFFIX SEAL)

**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 |
|---|---|---|
| Richard Shelton Hollis, III and Elizabeth W. Barcus | new owner | |
| (NAME) | (NAME) | |
| 847 Highland Crest Drive | | 129-15-0-107.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (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, **Ryan James Rappeport and Rebecca Mary Ann Vandijk, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Shelton Hollis, III, an unmarried man and Elizabeth W. Barcus, an unmarried woman, as tenants by the entirety on the deed**, 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. 61 on the Plan of Section 2, West Meade Highlands of record in Plat Book 3700, Page (s) 124 and 125, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Ryan James Rappeport and Rebecca Mary Ann Vandijk, husband and wife by Warranty Deed from John R. Voigt, Jr. and Virginia-Anne Fowler Voigt of record in Instrument No. 20211011-0136180 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 11, 2021.**

**This is property more commonly known as 847 Highland Crest Drive, Nashville, TN 37205.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 14th day of June, 2024.

Ryan James Rappeport

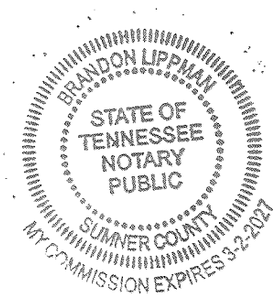
Rebecca Mary Ann Vandijk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Ryan James Rappeport and Rebecca Mary Ann Vandijk, 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 14th day of June, 2024.

Notary Signature
My commission expires: 3-2-27



**Tennessee Certification of Electronic Document**

I, Paul Soper, 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 6/14/24 (date of document).

Affiant Signature

6/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

