Karen Johnson Davidson County
Batch# 1156386 DEEDWARR
07/10/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240710-0051754

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICOLE [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0315

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Scott A. Farrow Trust | Same As New Owner | Map: 09111016900 |
| (NAME)<br>4808 Indiana Ave | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**HEATHER RIPPETOE, UNMARRIED ,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SCOTT A. FARROW, TRUSTEE OF THE SCOTT A. FARROW TRUST DATED AUGUST 15, 2002,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 717 & 719 of Block 101, West Nashville, Plan No. 1 of record in Book 57, Pages 74 & 75, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Rippetoe, by deed from Regina S. Waddell, married, of record in Instrument No. 20120620-0054243, dated June 15, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 74 and 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4808 Indiana Ave, Nashville, TN 37209
(House No.) (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.

Witness our hands this 9th day of July, 2024.

Heather Rippetoe
Heather Rippetoe

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Rippetoe, 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 this, 9th day of July, 2024.

My Commission Expires: March 28, 2026

Notary Public

JUSTIN N JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 3/28/2026

**Certification of Recorded Documents**

I, Tameika Jones, 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 July 10, 2024.

Tameika Jones

(AFFIANT) – Tameika Jones

07/10/2024

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 10th day of July, 2024.

My commission expires: 7/7/27

TANIA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public