WARRANTY DEED

Karen Johnson Davidson County
Batch # 1163288 DEEDWARR
07/29/2024 10:16:49 AM 4 pgs
Fees: $23.00 Taxes: $1,825.95

20240729-0056921

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY WOJCIECHOWSKI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-070481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeff Woodfin & Aiden Woodfin	New Owner	
(NAME)	(NAME)	
P.O. box 127		084-14-0-169
(ADDRESS)	(ADDRESS)	
Cross Plains, TN 37049		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($493,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE MATT & LEAH NIPPER FAMILY TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF WOODFIN, A SINGLE MAN, AND AIDEN WOODFIN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Bermuda Drive, at the corner of Lots Nos. 38 and 39; thence with said Drive, Northwardly 131.45 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, Eastwardly 186.1 feet to the corner of Lots Nos. 40 and 41; thence with the line between Lots Nos. 39 and 41, Southeastwardly 91.3 feet to the Westerly line of Lot No. 32, thence with said line, Southwestwardly 109.7 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, Westwardly 234.2 feet to the beginning.

Being the same property conveyed to The Matt and Leah Nipper Family Trust, Matthew M. Nipper and Leah M. Nipper, Co-Trustees by Quitclaim Deed from Matthew M. Nipper and Leah Nipper, husband and wife, dated 11/08/2018, of record in Instrument No. 20181128-0116051, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 225 Bermuda Drive, Nashville, TN 37214
(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 my/our hand(s) this the 25th day of July, 2024

The Matt & Leah Nipper Family Trust

BY: _____
~~Matt M. Nipper~~ Matthew N. Nipper
Co-Trustee

BY: _____
Leah M. Nipper
Co-Trustee

STATE OF
COUNTY OF

On this the ____ day of July, 2024, before me personally appeared Matthew N. Nipper, Co Trustee, Trustee of the The Matt & Leah Nipper Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of July, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

See Attached Documents

STATE OF
COUNTY OF

On this the ____ day of July, 2024, before me personally appeared Leah Nipper, Co Trustee, Trustee of the The Matt & Leah Nipper Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ day of July, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

See Attached Documents

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES)

On 7-24-2024 before me, DERICK RIVERA EQUIZA / NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MATTHEW M. NIPPER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

VRS5 DERICK RIVERA EQUIZA COMM. # 2480373 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Feb 24, 2028 VRS5

TITLE OF DOCUMENT : WARRANTY DEED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES)

On 7-24-2024 before me, DERICK RIVERA EQUIZA / NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LEAH NIPPER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

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