Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 639,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2024.

Notary Public

COMMISSION EXPIRES: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1187159 DEEDWARR
09/27/2024 09:54:05 AM 2 pgs
Fees: $13.00 Taxes: $2,364.30
20240927-0074978

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Tippens Alexandra K. Tippens		056-00-0-027 and 056-00-0-044
(NAME)	(NAME)	
4317 Pecan Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Karen K. Hyman, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Tippens and Alexandra K. Tippens, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: A tract of land in the 13th Civil District of Davidson County, Tennessee. described according to a survey by John Kohl, Surveyor, dated October 12, 1981, as follows:

BEGINNING at the southerly margin of Pecan Valley Road at a point South 18° 32' 50" east 50 feet from the southeast corner of the property conveyed to J. 11. Randall in Deed Book 4275, Page 577, R.O.D.C., Tennessee; thence South 18° 32' 50" east 34.25 feet to the center of Dack Creek: thence North 65° 10' 41" east 135.51 feet and continuing with the center of the same, N. 49° 53' 45" east ao:34 feet; thence north 18° 34' 33" west 26.36 feet to the southerly margin of Pecan Valley Rd.; thence with the same. 61° 39' 52" West 212.53 feet to the beginning.

TRACT II; A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, Surveyor, dated October 12, 1981, as follows:

Beginning on the northerly margin of Pecan Valley Road at the southeast corner of the J. M. Randall property, of record in Book 4275, Page 577' said Register's Office; thence with J. M. Randall's easterly line 1-1. 18° 32' 50" west 1,001.45 feet; thence N. 61° 39' 52" east 212 feet to an iron pin; the northwest corner of the Pate property, of record in Book 4932, Page 859, said Register's Office; thence with Pate's westerly line S. 18° 34' 34"east 1,001.37 feet to the northerly margin of Pecan Valley Road; thence with the same S. 61° 39' 52" w. 212.51 feet to the beginning, containing 4.809 acres, more or less.

Being the same property conveyed to Karen K. Hyman, an unmarried person, by Warranty Deed from G.P. West and wife, Marguerite Ann West of record in Book 9223, Page 648, dated January 14, 1994, recorded January 19, 1994, Register's Office Davidson County, Tennessee.

Robert L. McKeown executed this instrument as Attorney in Fact on behalf of Karen K. Hyman, an unmarried person, pursuant to the Power of Attorney recorded in Instrument No. 20240923-0073522
Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4317 Pecan Valley Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37218 (Postal Zip)

File No.: 7727-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 26th day of September, 2024.

Karen K. Hyman by Robert L. McKeown as Attorney-in-Fact

Karen K. Hyman
by Robert L. McKeown, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. McKeown and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Karen K. Hyman, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2024.

Notary Public

My Commission Expires:

