WARRANTY DEED

Karen Johnson
Batch # 1190849
10/07/2024 01:56:52 PM
Fees: $13.00 Taxes: $1,720.50

Davidson County
DEEDWARR
2 pgs

20241007-0077829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Jake Stump	**Same as New Owner**	
(NAME)	(NAME)	
4401 Skyridge Dr.		**050-07-0A-141.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RYAN TRIPLETT AND SAMMIE TRIPLETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKE STUMP, UNMARRIED MAN,** 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 Lot No. 141 on the Plan of Final Plat Skyridge (formerly Mulberry Downs PUD No. 88P-056G0) Subdivision Phase 3 of record in Plat at Instrument No. 20230303-0015355, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Triplett and Sammie Triplett, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., a Arizona corporation of record in Instrument No. 20231101-0085572 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 01, 2023.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20230303-0015355 and Plat Book 6900, page 940, Register's Office of Davidson County, Tennessee.
• Declaration of Restrictive Covenants for Skyridge of record in Instrument Number 20210914-0123153, Amended and Restated in Instrument No. 20211222-0168892 and Amendment to Amended and Restated Declaration in Instrument No. 20220404-0038936, Second Amended and Restated Declaration in Instrument No. 20220419-0045110, Amendment to Second Amended and Restated Declaration in Instrument No. 20220509-0052784, Supplementary Declaration (Annexing Phase 3) in Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Skyridge Homeowner's Association, Inc. of record in Instrument Number 20211012-0136935 and Instrument No. 20230403-0023770, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20070320-0033655, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 649, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8059, Page 371, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20150908-0091194, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210225-0023451, in the Register's Office for Davidson County, Tennessee.
• Right of Way for ingress and egress set out in Warranty Deed of record in Book 6334, Page 917, in the Register's Office for Davidson County, Tennessee.
• Right of Way Agreement to Tennessee Natural Gas Lines, inc. of record in Book 1939, Page 629, in the Register's Office for Davidson County, Tennessee.

- A 60 foot easement for a proposed road set out in Special Warranty Deed of record in Book 6799, Page 299, Book 9492, page 865 and Book 6081, page 368, 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: **4401 Skyridge Dr., Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 2nd DAY OF OCTOBER, 2024.

Ryan Triplett

Sammie Triplett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TRIPLETT, 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 2nd of October, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMMIE TRIPLETT, 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 2nd of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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