Karen Johnson Davidson County
Batch# 1195791 DEEDWARR
10/18/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $4,358.60
20241018-0081283

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948898**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,178,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2024. Notary Public My Commission Expires: 1/24/28

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter Terwilliger and Beth Terwilliger 4107 Lone Oak Road, Unit B Nashville TN 37215	Send Tax Bills To: First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Information: Tax Parcel ID No. 117-15-3A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethan S. Lippmann and Krupa K. Patel-Lippmann, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Peter Terwilliger and Beth Terwilliger, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as set forth in the Declaration of Covenants, Conditions and Restrictions of 4107 Lone Oak Homes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140620-0054148 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to ETHAN S. LIPPMANN AND KRUPA K. PATEL-LIPPMANN, HUSBAND AND WIFE, by deed from HOME RANCH MANAGEMENT COMPANY, INC., A CALIFORNIA CORPORATION, of record in Instrument No. 20150625-0061061, dated June 22, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-15-3A-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140620-0054148, said Register's Office.

This is improved property located at 4107 Lone Oak Road, Unit B Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2024.

Ethan S. Lippmann

Krupa K. Patel-Lippmann

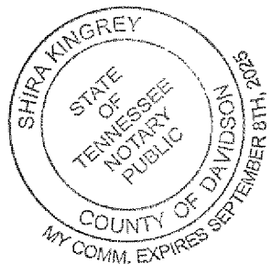
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ethan S. Lippmann and Krupa K. Patel-Lippmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

Notary Public

My Commission Expires: _____



Certification of Recorded Documents

I, Karen Suggs, 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 October 18, 2024.

(AFFIANT) – Karen Suggs

10/18/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of October, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY