Karen Johnson Davidson County
Batch# 1202495 DEEDWARR
11/06/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20241106-0086495

Name and Address of New Owner:
James Tripp and Nancy Brann
1241 Lighthouse Place
Brentwood, TN 37027
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 172-09-0A-255-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quinten Waddell, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James E. Tripp, III and Nancy Brann, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 209 on the Plan of Final Plat of Section Five B, Banbury Crossing (a planned unit development), of record in Instrument #20040618-0072253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quinten Waddell from Daniel Forero, a single man, by Warranty Deed dated April 29, 2021 and recorded May 4, 2021 in Instrument #20210504-0059852, said Register's Office.

The said Lori Waddell hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Property more commonly known as 1241 Lighthouse Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of October, 2024.

_____(SEAL)
Quinten Waddell

_____(SEAL)
LoriWaddell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2024, before me personally appeared Quinten Waddell and Lori Waddell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

_____
Notary Signature
My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $715,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of October, 2024.

_____
Notary Signature
My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 31, 24 (date of document).

Jennifer L. Pennell

Oct 31, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

