Karen Johnson Davidson County
Batch# 1202629 DEEDWARR
11/07/2024 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $3,551.63
20241107-0086723

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 38364-10-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $959,900.00.

Affiant

Subscribed and sworn to before me this 6th day of November, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raymond Joseph Lipocky Lori Janine Lipocky 706 McFerrin Avenue Nashville, TN 37206	Chang Lending LLC 1751 N Riverview Dr. C Anaheim CA 92808	Map and Parcel No.: 08208027800

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, 706 McFerrin Ave LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lori Janine Lipocky and Raymond Joseph Lipocky, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 706 McFerrin Avenue, Nashville, TN 37206.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, the corporate party by its duly authorized agent, on the 6th day of November, 2024.

GRANTOR:

706 McFerrin Ave LLC
a Tennessee limited liability company

By: _____
Stephen Karl Rose, Member

By: _____
Jessica Nienaber Rose, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephen Karl Rose and Jessica Nienaber Rose, the bargainors, 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 and who further acknowledged that they are the Members of 706 McFerrin Ave LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of November, 2024.

_____
Notary Public
My Commission Expires:

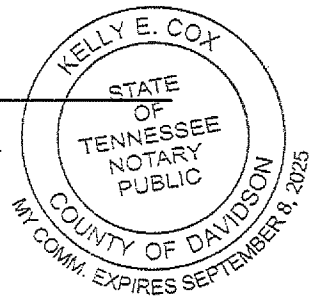


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hart's Addition, as shown on the Plat of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

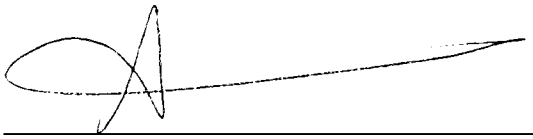
Being the same property conveyed to 706 McFerrin Ave LLC by Quitclaim Deed dated April 24, 2024 from Stephen K. Rose and Jessica N. Rose, Trustees of The Rose Trust dated March 27, 2017 of record in Instrument No. 20240430-0031196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 57, Page 129, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-06-2024**.



Affiant Signature — **11-06-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-06-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal