Karen Johnson Davidson County
Batch # 1207552 DEEDWARR
11/21/2024 09 56 34 AM 3 pgs
Fees $18 00 Taxes $5,883 00
20241121-0090990

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen and Mike Rippetoe 3564 Brick Church Pike Nashville TN 37207	Karen and Mike Rippetoe 3564 Brick Church Pike Nashville TN 37207	041080-034.00

THIS INDENTURE, made this 18th day of November, 2024 between

Darius W. Homay, aka Darius Watumull Homay, Darius Watumull Homayounpour, and Darius W. Homayounpour, as Trustee of the Darius W. Homayounpour Revocable Living Trust, dated September 9, 2010

of Cooperstown, NY, hereinafter referred to as **Grantor**, and

Karen Rippetoe and husband, Mike Rippetoe

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit.

A tract of land in the Second Civil District, Metropolitan Nashville, Davidson County, Tennessee, formerly the Tenth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a railroad spike set on the westerly right-of-way line of Dickerson Pike, U.S. 41 and 31-W, at the northerly end of the northwesterly return curve at Dickerson Pike and Old Hickory Boulevard, thence, with said return curve (radius 50 feet) southwesterly a distance of 70.92 feet to a railroad spike set on the northerly right-of-way line of Old Hickory Boulevard, said curve having a chord bearing and distance of S 60 degrees 02' 15" W 65.126 feet; thence, with the northerly right-of-way line of Old Hickory Boulevard, N 79 degrees 19' 33" W 136.11 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 2,797.79 feet) northwesterly a distance of 10.69 feet to an iron pin set, said curve having chord bearing and distance of N 79 degrees 12' 59" W 10.690 feet; thence, with a line severing the property of which this is a part N 16 degrees 56' 31" E 175.00 feet to an iron pin set; thence continuing with severance line S 81 degrees 38' 53" E 200.00 feet to an iron pin set on the westerly right-of-way line of Dickerson Pike; thence, with the westerly right-of-way line of Dickerson Pike, S 20 degrees 04' 33" W 73.56 feet to a railroad spike set at the beginning of a curve; thence with said curve to the left (radius 5,770.00 feet) southwesterly a distance of 67.95 feet to the point of beginning, said curve having a chord bearing and distance of S 19 degrees 44' 18" W 67.941 feet. The above-described property containing 34,158 square feet or 0.784 acre, more or less, and being Lot No. 1 on the Plan of the J. Douglas Wright Subdivision of record in Book 5190, Page 718, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darius W. Homay, aka Darius Watumull Homay, Darius Watumull Homayounpour, and Darius W. Homayounpour, as Trustee of the Darius W. Homayounpour Revocable Living Trust, dated September 9, 2010 by Quitclaim Deed dated 12/16/2010 from Darius W. Homay, aka Darius Watumull Homay, Darius

Watumull Homayounpour, and Darius W. Homayounpour of record in Instrument No. 20110119-0005152 and to Darius Homay, individually by Quitclaim Deed dated 12/16/2010 from Darius Homay, Successor Trustee of the Radha Watumull Homay Revocable Trust of record in Instrument No. 20110119-0005151, and to Radha Watumull Homay, Trustee of the Radha Watumull Homay Revocable Living Trust, as to a 75% percent undivided interest, and Darius W. Homay, an individual, as to a 25% percent undivided interest by Special Warranty Deed dated 12/28/2000 from Jack in the Box Eastern Division L.P., a Texas limited partnership of record in Instrument No. 20010110-0003079, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 3900 Dickerson Pike, Nashville TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written

Darius W. Homay, aka Darius Watumull Homay, Darius Watumull Homayounpour, Darius W. Homayounpour as Trustee

Darius W. Homay, aka Darius Watumull Homay, Darius Watumull Homayounpour, and Darius W. Homayounpour, as Trustee of the Darius W. Homayounpour Revocable Living Trust, dated September 9, 2010

STATE OF NEW YORK
COUNTY OF OTSEGO

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Darius W. Homay, aka Darius Watumull Homay, Darius Watumull Homayounpour, and Darius W. Homayounpour, as Trustee of the Darius W. Homayounpour Revocable Living Trust, dated September 9, 2010**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Cooperstown, New York on this the 18th day of November, 2024.

Teresa Ubner
Notary Public
My Commission Exp:

TERESA UBNER
Notary Public, State of New York
01F06000888, Otsego County
Commission Expires December 29, 2025

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 1,590,000.00

Karen Rippetoe
Affiant

Sworn to and subscribed before me, this 26th day of November, 2024

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027