Name and Address of New Owner:
Kevin J. Tarpey Revocable Trust, dated July 14, 2021
350 Yacht Road
Mooresville, NC 28117

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1224954 DEEDWARR
01/09/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250109-0002041

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 064-16-0E-034-00

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, **Ronald Patrick Brice, Trustee of Brice Irrevocable Trust dated January 2, 2025**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin J. Tarpey, Trustee of the Kevin J. Tarpey Revocable Trust, dated July 14, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit 34, in Building 9, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 200610250132473 and amended in Instrument No. 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Brice and wife, Janet Brice, by Warranty Deed dated October 5, 2007 from Phillips Builders, LLC, recorded October 8, 2007 in Instrument No. 20071008-0119698 in the Register's Office.

James Brice is now deceased leaving Janet Brice surviving tenant by the entirety.

Being the same property conveyed to Ronald Patrick Brice, and his successors in trust, Trustee of the Brice Irrevocable Trust dated January 2, 2025 by QuitClaim Deed from Janet Brice, dated January 2, 2025 and of record as Instrument No. 20250109-0001910, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 8th day of January, 2025.

Brice Irrevocable Trust dated January 2, 2025

By: _____(SEAL)
Ronald Patrick Brice, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ronald Patrick Brice, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of Brice Irrevocable Trust dated January 2, 2025, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brice Irrevocable Trust dated January 2, 2025, by himself as Trustee.

Witness my hand, at office, this 8th day of January, 2025.

_____
Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 8th day of January, 2025.

_____
Notary Public
My commission expires:_____
File No. 2024-7531-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 8, 2025 (date of document)

Regina Sullo
Affiant Signature

January 9, 2025
Date

State Of TN

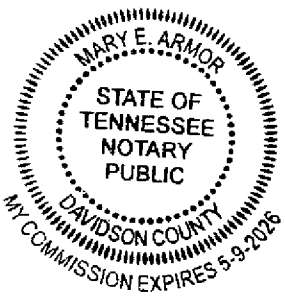
County of Davidson

Sworn and subscribed before me this 9 day of January, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202501090002041