Karen Johnson Davidson County
Batch# 1225701 DEEDWARR
01/13/2025 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $969.40
20250113-0002451

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38453-12-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Emilee Bartlett Affiant Subscribed and sworn to before me this 10th day of January, 2025. Kelly Dorsey Notary Public My Commission Expires: 2-22-25

Kelly Dorsey State of Tennessee Notary Public Rutherford County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb Hipskind Mary Hipskind 521 Park Court Nashville, TN 37211	New Owner	Map and Parcel No.: 162010E01100CO

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, Ramin Armaz and wife Alyse Meier ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Caleb Hipskind and Mary Hipskind, husband and wife ("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 521 Park Court, Nashville, TN 37211.

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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs 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, Grantors have executed this instrument on the 9th day of January, 2025.

GRANTORS:

Ramin Armaz

Alyse Meier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ramin Armaz and wife, Alyse Meier, 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 9th day of January, 2025.

Notary Public
My Commission Expires:

EXHIBIT "A"

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 11 on the plan of Park Court, of record in Book 6900, Page 967, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Ramin Armaz and wife, Alyse Meier, by deed dated October 27, 2022 from Emma West, an unmarried woman, of record in Instrument No. 20221028-0116976, in the Register's Office of Davidson County, Tennessee.

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

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Court R-10 Residential P.U.D., as recorded in Plat Book 6900, Page(s) 967, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 7930, Page 986, as amended in Book 8010, Page 476 and Book 8010, Page 478, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 1/9/25 (date of document).

Emilee Barrett
Affiant Signature

1/13/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD