Karen Johnson Davidson County
Batch# 1232964 DEEDWARR
02/03/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,384.13
20250203-0007971

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,184,900.00**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025.

Notary Public

My commission expires: April 19, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Henry Hipkens **Susan Hipkens**		**Map 178-00-0 Parcel 030.00**
8703 Old Harding Pike	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anna Jaap, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry Hipkens and Susan Hipkens, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

LAND in Davidson County, Tennessee, being the northerly margin of Allison Road at the southwest corner of the property conveyed to Howard E. Davidson and wife, by deed from J.J. Rizzardi and wife, of record in Book 3399, Page 600, Register's Office for said County; thence with said Davidson's western boundary line northerly 247 feet; thence westerly 140 feet; thence southerly 4 degrees 30' West 247 feet to the northerly margin of Allison Road; thence with the same easterly 140 feet to the beginning.

BEING same property conveyed to Anna Jaap, unmarried and Robert Laux, unmarried as joint tenants with right of survivorship by Deed dated August 30, 2007, from Wayne Sinks and wife, Sherrie Sinks, of record in Instrument No. 20070904-0105434, Register's Office for Davidson County, Tennessee.

TRACT 2:

LAND in the 9th, formerly the 14th Civil District, of Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, November 15, 1956, as follows:

BEGINNING at a point on the easterly margin of Old Harding Road at the Southwest corner of the property conveyed to the Nashville Lutheran Mens Club, Inc., by Deed of record in Book 3572, Page 66, Register's Office for said County; thence eastwardly 177 feet, more or less, to the western boundary line of the property conveyed to Wayne Sinks and wife, by Deed of record in Book 4315, Page 930, said Register's Office; thence, with Sinks line southwardly 248 feet, more or less, to the northerly margin of a private access road called Allison Road; thence, with same westwardly 140 feet, more or less, to the easterly margin of said Old Harding Road; thence, with same northwardly 178.8 feet, more or less, to the beginning.

BEING the same property conveyed to Anna Jaap and Robert A. Laux, wife and husband, by Deed dated March 17, 201, from James Robert James and wife, Helen Hutcheson James, of record in Instrument No. 20110321-0021707, Register's Office for Davidson County, Tennessee.

The above, Tract Nos. 1 and 2, having been quitclaimed to Anna Jaap and Robert A. Laux, wife and husband, as Tenants by the Entirety, by Quitclaim Deed dated February 23, 2016, from Anna Jaap and Robert A. Laux, wife and husband, of record in Instrument No. 20160224-0017455, said Register's Office.

Said interest is now vested in Anna Jaap, as surviving tenant by entirety, the said Robert A. Laux having since died October 28, 2022.

Conveyance of the above described property is subject to the following: 1) Restrictive Covenant for detached structure of record in Instrument No. 20161222-0134837, Register's Office for Davidson County, Tennessee. 2) Easement for Ingress and Egress for a Private Road on and across the southwesterly corner of this property set out in deeds of record in Book 1360, Page 297 and Book 2032, Page 528, reiterated in Book 4315, Page 930, Register's Office for Davidson County, Tennessee, and as shown on survey by Pete Meyers, Surveyor, dated May 21, 1946. 3) Easement for a water line reserved within deed of record in Book 3952, Page 84 along with a restriction therein. The easement having been assigned and set over within deed of record in Book 4315, Page 930, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **8703 Old Harding Pike, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **31st** day of **January, 2025.**

_____
Anna Jaap

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anna Jaap,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2025.**

_____
Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 31, 2025.

J. Carlton Drumwright

January 31, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 31, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY