Karen Johnson Davidson County
Batch# 1240757 DEEDWARR
02/26/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20250226-0014199

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $770,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/25/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 7-7-2027

GILBERT K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 2025-424-NASH
#38492

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kevin Golden and Carlyle S. Golden	Legacy Home Loans	131-08-0-022.00
1101 Brookmeade Drive	408 Hwy 76	
Nashville, TN 37204	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Henry L. Hipkens and wife, Susan B. Hipkens

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Golden and Carlyle S. Golden, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Part of Lot No. 24 on the Plan of Duncanwood Subdivision of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Part of Lot 24 fronts 129.3 feet on the Westerly Side of Brookmeade Drive and extends back 160 feet on the Southerly line and 150.5 feet, more or less, on the Northerly line, to a dead line in the rear measuring 130.3 feet thereon.

Being the same property conveyed to Henry L. Hipkens and wife, Susan B. Hipkens by Warranty Deed from H.C. Young, Jr., Trustee with full power to transfer, sell & convey without the joinder of a beneficiary of record in Book 9881, page 697, Register's Office for Davidson County, Tennessee, dated December 01, 1995 and recorded on December 06, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 1101 Brookmeade Drive, Nashville, TN 37204

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 in 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 hand on February 25, 2025.

Susan B. Hipkens

Henry L. Hipkens

STATE OF TENNESSEE

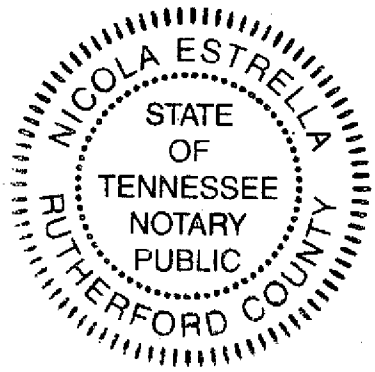
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Susan B. Hipkens and Henry L. Hipkens, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 25, 2025.

Notary Public

My Commission Expires: August 19, 2028



File #: 2025-424-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, George Mudter, 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 February 25, 2025 (date of document).

Affiant Signature

2-26-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027