THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1254967 DEEDWARR
04/02/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250402-0024860

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tina Rorabeck Tipton and Joseph Tipton 1909 10th Avenue North, A & B Nashville, TN 37208	Owner **5539 South Military Trail** **Lake Worth, FL 33463**	081-07-0Q-001.01-CO & 081-07-0Q-002.01-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Douglas E. Betty and Laura R. Betty A/K/A Laura K. Betty, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Tina Rorabeck Tipton and Joseph Tipton, wife and husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Unit 1909A and Unit 1909B, on the plan of Nineteen-Nine Tenth Avenue North, a horizontal property regime of record in the Declaration of Covenants, Conditions and Restrictions for Nineteen-Nine Tenth Avenue North, filed for record at Instrument No. 20231027-0084133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas E. Betty and wife, Laura K. Betty by Special Warranty Deed from Suntrust Mortgage, Inc., a Virginia corporation of record in Instrument No. 20110216-0013144, filed on 02-16-2011, Register's Office for Davidson County, Tennessee.
Laura K. Betty and Laura R. Betty are one and the same.

This property is commonly known as 1909 10th Avenue North, A & B, Nashville, TN 37208*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

20250402-0024860

Witness our hands, this 31st **day of March, 2025**:

Douglas E. Betty

Laura R. Betty

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas E. Betty** and **Laura R. Betty,** the bargainors, 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 and official seal, this 31 day of March, 2025.

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$490,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF **March, 2025**:

Notary Public

My Commission Expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

20250402024660

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 31, 2025**.

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

