WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269068 DEEDWARR
05/06/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,157.10
20250506-0035029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Simmons and Alison Simmons	First Merchants Bank ISAOA/ATIMA	
(NAME) 506- B Eastboro Drive	(NAME) 9301 South Innovation Drive	091 13 0O 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Daleville, IN 47334	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RICHARD ANTHONY LUPP AND ABIGAIL BITTER LUPP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN SIMMONS AND ALISON SIMMONS, 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 506A-506B EASTBORO DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160808-0082369, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Anthony Lupp and Abigail Bitter, husband and wife, by Warranty Deed from New Tennessee Homes, Inc., of record in Instrument No. 20171002-0100202, in the Register's Office of Davidson County, Tennessee, dated September 25, 2017, and recorded on October 02, 2017.

Abigail Bitter and Abigail Bitter Lupp, is one of the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 506- B Eastboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-413

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, their heirs and assigns forever; and we do covenant with 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 hand this 29 day of April, 2025

RICHARD ANTHONY LUPP

Abigail Bitter Lupp f/k/a Abigail Bitter

ABIGAIL BITTER LUPP F/K/A ABIGAIL BITTER

STATE OF OH
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Anthony Lupp and Abigail Bitter Lupp, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2025.

Commission expires: 14 March 2027

THOMAS VAUGHN CURTIS
Notary Public
State of Ohio
My Comm. Expires
March 14, 2027

Thomas Vaughn Curtis
Notary Public

MO2025-413

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/29/2025 (date of document).

Emma Howard
Affiant Signature

4/29/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL