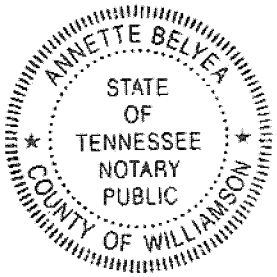
Karen Johnson Davidson County
Batch# 1284792 DEEDWARR
06/16/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250616-0046890



State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 13 day of JUNE, 2025

Notary Public

My commission expires: 10-14-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WARREN LIPSCOMB	**NEW OWNERS**	155-15-0A-038.00 CO
721 Say Brook Circle		
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,

JAMES C. PROPHET AND EMILY HAGAN PROPHET, HUSBAND AND WIFE

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

WARREN LIPSCOMB, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Lot No. 38, as shown on the map entitled Plat of Correction, Stonemeade Section III, of record in Plat Book 7900, page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES C. PROPHET AND EMILY HAGAN PROPHET, HUSBAND AND WIFE, by deed from JEFFREY A. LAWRENCE, TRUSTEE OF THE JEFFREY A. LAWRENCE LIVING TRUST DATED MARCH 3, 2020, of record in Instrument No. 20210611-0079110, dated June 10, 2021, said Register's Office.

This is improved property known as 721 Say Brook Circle, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 13th day of JUNE, 2025.

JAMES C. PROPHET

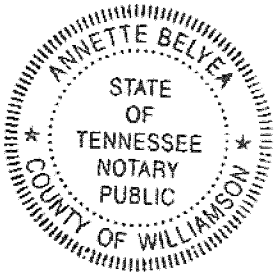
EMILY HAGAN PROPHET

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES C. PROPHET AND EMILY H. PROPHET, HUSBAND AND WIFE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of JUNE, 2025.

NOTARY PUBLIC
My Commission Expires: 10-14-2026



CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 6-13-25 (date).

Affiant Signature

6-13-25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

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

Notary Signature

My Commission Expires:

