Karen Johnson Davidson County
Batch# 1290639 DEEDWARR
06/26/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250626-0050601

WARRANTY DEED

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. KS-25-9981

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Everett Hippensteel & Nancy Tempelmeyer Hippensteel Revocable Living Trust dated August 17, 2015	Dan Everett Hippensteel & Nancy Tempelmeyer Hippensteel Revocable Living Trust dated August 17, 2015	
(NAME) 2019 Mckennell Drive	(NAME) **New Owner**	083-04-2D-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, I/we, **Stacey N. Walls and Alison K. Walls, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan E. Hippensteel and Nancy T. Hippensteel, Trustees of Dan Everett Hippensteel & Nancy Tempelmeyer Hippensteel Revocable Living Trust dated August 17, 2015**, HEREINAFTER CALLED THE GRANTEE, 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 Homes at 2017 McKennell Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220826-0096573, 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 a portion of the same property conveyed to Stacey N. Walls and Alison K. Walls by Warranty Deed from Michael E. Douglas of record in Instrument No. 20191024-0109072 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 24, 2019.

Being a portion of the same property conveyed to Stacey N. Walls and Alison K. Walls, a married couple by Quitclaim Deed from Stacey N. Walls and Alison K. Walls, a married couple of record in Instrument No. 20220802-0087665 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 02, 2022.

This is property more commonly known as 2019 Mckennell Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of June, 2025.

Stacey N. Walls

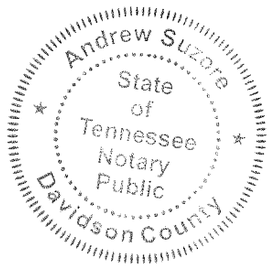
Alison K. Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2025, before me personally appeared Stacey N. Walls and Alison K. Walls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: May 8. 2028



Certificate of Authenticity

I, Russell J. McCann, 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

6/26/25.

Date

Affiant Signature

June 26, 2025

State of TN
County of Williamson

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

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)