Karen Johnson Davidson County
Batch# 1305940 DEEDWARR
08/04/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250804-0061743

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3499

STATE OF TENNESSEE
COUNTY OF ~~Shelby~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2025

Notary Public

Commission Expires: _____

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carly C. Ripp and Andrew M. Ripp 1904 Russell Street Nashville, TN 37206	New Owner 1707 Holly St. Nashville, TN 37206	083-14-0-156

WARRANTY DEED

FOR AND IN 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,

Ruthie June Frazor, a married woman, and Robbie Neal Bush, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carly C. Ripp and Andrew M. Ripp, a married couple

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:

Being the east 35 feet of Lot No. 56 and the west 30 feet of Lot No. 55 of Block "C" on the Map of Priest Home Place, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 65 feet on the south side of Russell Street and run back between parallel lines 160 feet to an alley.

BEING the same property conveyed by Installment Deed from Mrs. Thomas P. Johnson (now Volz) to Robert Odell Bush and wife, Sue G. Bush, recorded March 17, 1966, as Book 3997 Page 575 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $8,722.97. The said Sue G. Bush passed away on or about May 22, 2021, leaving the said Robert Odell Bush as the surviving tenant by the entirety. The said Robert Odell Bush died testate on or about February 01, 2024. Reference is made to his last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P1888, in which he devises the subject property to Robbie Neal Bush and Ruthie June Frazor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1904 Russell Street, Nashville, TN 37206

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 so 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.

Dated this the 4th day of August, 2025.

Ruthie June Frazor

Robbie Neal Bush

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of August, 2025, before me personally appeared Ruthie June Frazor and Robbie Neal Bush, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Alli Pinkston, 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 **August 4, 2025**.

Date

Alli P

Affiant Signature

8/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County