STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$922,000.00** (Nine Hundred Twenty Two Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of August, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2026
NOTARY SEAL
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1306893 **DEEDWARR**
08/08/2025 10:41 AM 2 pgs
Fees: $13.00 Taxes: $3,411.40

20250808-0063091

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brooklynn Lipps and Brandon Lipps 2005 Dunedin Cove Old Hickory, TN 37138	**Provident Funding Associates, L.P.** **1235 North Dutton Avenue, Suite E** **Santa Rosa, CA 95401**	064-03-0A-099.00-CO

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, **GEORGE M. TERRELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BROOKLYNN LIPPS AND BRANDON LIPPS, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described a follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Final Plat of Phase Eleven, Section Two, Brandywine Pointe, a Planned Unit Development of record in Plat Book 9700, Page 241, 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 Peter Kurylo and Lisa D Griegel, both unmarried as joint tenants with rights of survivorship by Warranty Deed from Catherine Glover and David M. L. Glover, wife and husband of record in Instrument No. 20160914-0096811 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 14, 2016.

Being the same property conveyed to George M. Terrell, an unmarried man by Warranty Deed from Peter Kurylo, an unmarried man, and Lisa D. Griegel, an unmarried woman of record in Instrument No. 20240320-0019193 Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 20, 2024.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2005 DUNEDIN COVE** **OLD HICKORY, TN 37138**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 7th day of August, 2025

George M. Terrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **George M. Terrell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of August, 2025.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY