Karen Johnson Davidson County
Batch# 1307032 DEEDWARR
08/11/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20250811-0063266

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires: 03-29

CASSIDY LEWALLEN STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

2025-07-3109

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE, TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amy Ripley 641 Old Hickory Boulevard Unit 35 Brentwood, TN 37027	NEW OWNER	Map/Parcel 171-03-0B-047.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Courtney Hulme Eli (formerly known as Courtney B. Hulme), a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Word Ripley**, an unmarried woman, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Located in Davidson County, Tennessee: Being Unit 18, Plan of Revised Phase One, Section One, Townhomes of Fredericksburg as shown on plat of record in Plat Book 9700, Page 236, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Courtney B. Hulme, an unmarried woman by Warranty Deed from Saskia Lindsay Harmon and Peter D. Harmon, wife and husband of record in Instrument No. 20180608-0055238 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 08, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 641 Old Hickory Boulevard, Unit 35, Brentwood, TN 37027.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

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.

Effective the 8 day August, 2025.

Courtney Hulme Eli

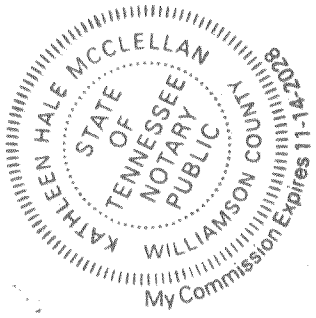
Courtney Hulme Eli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of August, 2025, before me personally appeared Courtney Hulme Eli, 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 8 day of August, 2025.

Notary Signature
My commission expires:



I, Kirsten Virden, 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 8.8.25 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.8.25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

