STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1332317 DEEDWARR
10/09/2025 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20251009-0080788

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 9/7/2026
File No. G25-24168

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor L. Rippe (NAME)	NEW OWNER (NAME)	21-58
1495 Clarksville Pike (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Earl Rickey Mayo and James Randall Mayo, Devisees under the Last Will and Testament of Vina Evelyn Mayo,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor L. Rippe, an unmarried woman,** 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:

The following paragraph describes a tract of land in the 14th Civil District of Davidson County, Tennessee, said tract being a portion of that property conveyed to Earl L. Mayo, et ux, by Charlotte Ann Bennett, et al, Individually and as

Executor of the Estate of Mai Belle Fentress, in a deed of record which is recorded in Instrument Number (I.N.) 20000203-0011221, Register's Office for Davidson County, Tennessee, RODCT.

Beginning at an iron rod (old), in the southerly margin of Clarksville Pike (U.S. Highway #41A, State Route 112), said iron rod (old) being located from an iron pin (old), in the southerly margin of said pike, the northeast corner of a tract of land which belongs to Frank W. and Andrea K. Lambert, having a deed reference in I.N. 20180720-0070766, RODCT, S 06°16'46" W, 13.15 feet to a point in the easterly boundary of said tract of land which belongs to Frank W. and Andrea K. Lambert, the northwest corer of Lot 1 of the Earl L. Mayo Subdivision of record in Plat Plan 20241219-0098813, RODCT;thence, S 74°59'28" E, 178.01 feet to the northeast corner of said Lot 1; thence, N 10°06'53" E, 13.05 feet, to the point of beginning, the northwest corner of this tract and continuing with the southerly margin of said pike, as follows: S 75°31'25" E, 157.40 feet to a concrete monument (old); thence, S 76°00'31" E, 27.34 feet to an iron pin (old), in the southerly margin of Clarksville Pike, the northwest corner of a tract of land which belongs to Lori Toth, having a deed reference in I.N. 20230301-0014628, RODCT; thence with the boundary of said tract of land which belongs to Lori Toth, as follows: S 15°15'41" W, 605.13 feet to an iron pin (new); thence, N 70°51'24" W, 131.57 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Lori Toth, the southeast corner of said Lot 1 of the earl L. Mayo Subdivision; thence with a new line, N 10°06'53" E, passing said previously mentioned northeast corner of Lot 1, and continuing on in all, 595.86 feet, to the point of beginning, containing 2.17 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 9, 2024.

The above described tracts of land are subject to Gas Pipelines, prior to any construction owner/contractor shall contact utility provider for limits of easement,

The above described tract of land and easement may be found on Tax Map 21, Parcel 58, in the Tax Assessor's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Earl L. Mayo And Wife, Evelyn Mayo, by Warranty Deed from Charlotte Ann Bennett, James Randall Mayo, Earl Ricky Mayo, Evelyn Mayo and Earl L. Mayo, Individually and as Executor of The Estate of Mai Belle Fentress, of record in Book 10063, Page 956, in the Register's Office of Davidson County, Tennessee, dated May 29, 1996, and recorded on May 29, 1996; as corrected in Book 10145, Page 445 and Instrument No. 20000203-0011221, in the Register's Office for Davidson County, Tennessee. The said Earl L. Mayo died on March 12, 2014 leaving title vested in Evelyn Mayo as surviving tenant by the entirety. The said Evelyn Mayo died testate on April 25, 2025 devising subject property to Earl Rickey Mayo and James Randall Mayo. See the Last Will and Testament of Vina Evelyn Mayo file in Probate Case 25P974, Davidson County, Tennessee, In the Seventh Circuit Court for Davidson County, Tennessee. The said Evelyn Mayo and Vina Evelyn Mayo being one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 6495 Clarksville Pike, Joelton, TN 37080.

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. 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 my/our hand(s) this ____ day of October, 2025.

Earl Rickey Mayo and James Randall Mayo, Devisees under the Last Will and Testament of Vina Evelyn Mayo

Earl Rickey Mayo

Earl Rickey Mayo, Devisee

James Randall Mayo, Devisee

STATE OF _____
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Randall Mayo, Devisee under the Last Will and Testament of Vina Evelyn Mayo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of October, 2025.

_____
Notary Public My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Earl Rickey Mayo, Devisee under the Last Will and Testament of Vina Evelyn Mayo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of October, 2025.

_____
Notary Public
My Commission Expires: 11/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Witness my/our hand(s) this 7 day of October, 2025.

Earl Rickey Mayo

James Randall Mayo

STATE OF Alabama
COUNTY OF Baldwin

On this 7 day of October, 2025, before me personally appeared James Randall Mayo, 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 7 day of October, 2025.

Jillian McKinley
Notary Signature
My commission expires: 11/23/2026

JILLIAN MCKINLEY NOTARY PUBLIC ALABAMA STATE AT LARGE EXPIRES NOVEMBER 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of October, 2025, before me personally appeared Earl Rickey Mayo, 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 ____ day of October, 2025.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tiffany Kelley, 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 this 9 day of October, 2025.

Tiffany Kelley
Affiant Signature

10-9-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of October, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026