Karen Johnson Davidson County
Batch# 1353783 DEEDWARR
12/04/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20251204-0096413

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $565,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2025.

Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ian DeArmond	COMMUNITY MORTGAGE	061-16-0 298.00
1338 Ardee Ave.	12550 METCALF AVE STE 100	
Nashville, TN 37216	OVERLAND PARK, KS 66213	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYAN KIPKE AND KAREN KIPKE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IAN H. DEARMOND, A SINGLE MAN, AND SUSAN M. LOAR, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly parts of Lots Nos. 42 and 43 of Block "D" on the plan of the resubdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said parts of Lots Nos. 42 and 43 front together 158 feet on the westerly side of Sunnymeade Avenue and run back 115 feet on the northerly line with the southerly margin of Ardee Avenue and 55 feet on the southerly line, to a dead line in the rear, measuring 140 feet thereon.

Being the same property conveyed to Bryan Kipke and Karen Kipke, husband and wife, by deed dated 01/31/2018, from Randy Morton and Patricia Morton, husband and wife, of record in Instrument No. 20180205-0011674, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1338 Ardee Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BK KK

Witness my hand this the 20th day of November, 2025.

Karen Kipke
Signed with Stavvy
Karen Kipke

Bryan Kipke
Signed with Stavvy
Bryan Kipke

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Kipke and Bryan Kipke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2025.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 24.

Affiant Signature

4th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

