Karen Johnson Davidson County
Batch# 1361063 DEEDWARR
12/23/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251223-0101859

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me, this the ~~18th~~ 19th day of December, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Lipe	NEW OWNER	147-11-0-009.00
128 McKay's Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH BLIZZARD AND HUSBAND, BALTHAZAR BLIZZARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN LIPE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot number 497 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, page 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Sarah Tiso by Warranty Deed from Andrew High and Heather High of record in Instrument No. 20110322-0022310 Register's Office for Davidson County, Tennessee, dated March 18, 2011 and recorded on March 22, 2011.

Being the same property conveyed to Sarah Blizzard and husband, Balthazar Blizzard by Quitclaim Deed from Sarah Blizzard (formerly Sarah Tiso) of record in Instrument No. 20130117-0005766 Register's Office for Davidson County, Tennessee, dated January 14, 2013 and recorded on January 17, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 597 Whispering Hills Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2025.

Sarah Blizzard

Balthazar Blizzard

STATE OF INDIANA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Blizzard and Balthazar Blizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2025.

LESLIE ANN SWEET
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0669134
My Commission Expires Jun 15, 2031

Notary Public LESLIE ANN SWEET

My Commission Expires: 06-15-2031

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 17, 2025

Affiant Signature

December 17, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of December, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY