Karen Johnson Davidson County
Batch# 1408312 DEEDWARR
04/20/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $9,573.19
20260420-0032085

WARRANTY DEED

File No. AP-26-1919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,587,349.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Pendery and Terese M. Pendery, Trustees of Pendery Family Trust dated January 23, 2013	**New Owner**	
(NAME) 1707 Holly Street	(NAME) **10 Lea Avenue, Suite 740**	083-14-0-004.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carly Christina Ripp and Andrew Ripp, Trustees of The Heirloom Family Revocable Trust dated October 22, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Pendery and Terese M. Pendery, Trustees of Pendery Family Trust dated January 23, 2013**, HEREINAFTER CALLED THE GRANTEE, 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 No. 5 on the Plan of Richardson Place of record in Plat Book 547, Page 135, 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 Andrew M. Ripp and Carly C. Ripp, husband and wife by Warranty Deed from Richard Hunter Schimpff and wife, Alyson Elizabeth Greer Schimpff of record in Instrument No. 20131015-0107562 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 15, 2013.

Being the same property conveyed to Andrew Ripp and Carly Christina Ripp, Co-Trustees of the Heirloom Family Revocable Trust dated October 22, 2025 by Quitclaim Deed from Andrew M. Ripp and Carly C. Ripp, husband and wife, as tenants by the entirety of record in Instrument No. 20251024-0084617 Register's Office for Davidson County, Tennessee, dated October 22,2025 and recorded on October 24, 2025.

This is property more commonly known as 1707 Holly Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 16th day of April, 2026.

The Heirloom Family Revocable Trust dated October 22, 2025

By: _____
Carly Christina Ripp, Trustee

By: _____
Andrew Ripp, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Carly Christina Ripp and Andrew Ripp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Heirloom Family Revocable Trust U/A/D October 22, 2025 the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 16th day of April, 2026.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 **April 16, 2026**.

Date

Alli P

Affiant Signature

4/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County