THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434747** Karen Johnson Davidson County Batch# 632758 DEEDWARR 05/10/2021 03:14:30 PM 3 pgs Fees: $18.00 Taxes: $518.00 20210510-0062774	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2021. Notary Public My Commission Expires: MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Riggs Realty Group 544B Stevenson Street Nashville TN 37209	Send Tax Bills To: Tyler Riggs 6116 B Louisiana Ave Nashville, TN 37209	Tax Information: Tax Parcel ID No. P/O 091 09 0 183.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George N. Curran** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Riggs and Riggs Realty Group, LLC, an Oklahoma limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 544 Stevenson Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 544 Stevenson Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210409-0047591, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to George N. Curran, a single man, by Warranty Deed from Anthony Michael Gulotta and Nichole C. Dassance, n/k/a Nichole Gulotta, husband and wife, of record in Instrument No. 20170522-0050802, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land, as recorded in Plat Book 421, Page(s) 63.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210409-0047591.

Easement for the flow of the waters of the Rivers, Creeks & Streams, and the rights of the public therein.

This is improved property located at 544B Stevenson Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2021.

George N. Curran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George N. Curran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23