Karen Johnson Davidson County
Batch# 736300 DEEDWARR
10/14/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20211014-0138117

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937348**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,000.00. Teresa Allever Affiant Subscribed and sworn to before me, this 12th day of October, 2021. Kimberley C Kindall Notary Public My Commission Expires: 5/2/2022

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vicki Smith 3065 Harpeth Springs Drive Nashville TN 37221	NEWREZ LLC PO BOX 740039 CINCINNATI, OH 45274-0039	Tax Parcel ID No. 141-06-0D-032.00-CO

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, **Wesam Elshiekh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vicki Smith, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Wesam Elshiekh, married by Warranty deed from Cathryn Becker Smith and Robert Michael Smith, wife and husband of record in Instrument No. 20190607-0054940 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 07, 2019.

Walaa Abdelreheem joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Wesam Elshiekh.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Wesam Elshiekh, which Power of Attorney is recorded in Instrument Number 202110140138115, and also by the signature of Abby Benson as Attorney-in-Fact for Walaa Abdelreheem which Power of Attorney is recorded in Instrument Number 202110140138116, said Register's Office.

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.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.

Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-1111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee, but omitting

any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Riverbridge Community of record in Instrument No. 20030218-0020999, in the Register's Office for Davidson County, Tennessee.

By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.

Charter of Riverbridge Community Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.

Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027395, Instrument No. 20030303-0027398, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20021217-0155373, in the Register's Office for Davidson County, Tennessee.

Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.

Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3065 Harpeth Springs Drive Nashville TN 37221

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 12th day of October, 2021.

Wesam Elshiekh by Abby Benson as Attorney-in-Fact

Walaa Abdelreheem by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Wesam Elshiekh and Walaa Abdelreheem and that she is authorized by Wesam Elshiekh and Walaa Abdelreheem to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of October, 2021.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

My Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 12th day of October, 2021.

10/12/2021

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023