Karen Johnson Davidson County
Batch# 836619 DEEDWARR
04/08/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20220408-0041409

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340161

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $740,001.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Philip Ingle and Eden Ingle 7409 Riverfront Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 491.00

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, **Elizabeth Gregal, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Ingle and Eden Ingle, husband and wife**, ("Grantees"), its successors, 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 Lot 193 on the Plan of Riverwalk, Phase 3-D as of record in Instrument# 20050714-0081743, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Ann Gregal by way of Final Decree of Divorce recorded in the Fourth Circuit Court for Davidson County, Tennessee in Docket No. 16D-199 and in Instrument No. 20190701-0063970. Christopher M. Stephens having since been devested of title and all rights to the property through a Final Divorce Decree dated April 16, 2019 and filed for record on July 1, 2019 as Instrument no. 20190701-0063970, Register of Deeds Office for Davidson County, Tennessee. Establishing Elizabeth A. Gregal as sole owner.

Being the same property conveyed to Christopher M. Stephens and Elizabeth A. Gregal, husband and wife by Warranty Deed from Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, A Delaware Corporation, of record in Instrument No. 20061002-0121770, in the Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on October 2, 2006.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk Phase 3D, as recorded in Instrument No. 20050714-0081743.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 and Amendments recorded in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040826-0103240.

This is improved property located at 7409 Riverfront 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 28th day of March, 2022.

Elizabeth Gregal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of March, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, DEBORAH DEVINE, 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 MARCH 31, 2022.

Date

Affiant Signature

APRIL 4, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of APRIL, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)