Karen Johnson Davidson County
Batch# 853892 DEEDWARR
05/12/2022 08:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,901.80
20220512-0054291

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340197**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $514,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2022. Notary Public My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2025

WARRANTY DEED

Address New Owner: Jessica Nicole Levine 7309 River Bend Road Nashville TN 37221	Send Tax Bills To: Wes Banco Bank 1 Bank Plaza Wheeling, WV 26003	Tax Information: Tax Parcel ID No. 141 12 0C 044.00

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, **Rosemary F. Gaffka, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Nicole Levine, unmarried**, ("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 No. 44 on the Plan of River Bend, of record in Plat Book 6900, Pages 504-505, and Surveyor's Instrument of Correction in Book 7465, Page 833, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary F. Gaffka, unmarried by Warranty Deed from Alfred Charles Schwab, III and wife, Sara Beth Schwab of record in Instrument No. 20090102-0000296 in the Register's Office of Davidson County, Tennessee, Dated December 18, 2008 and recorded on January 02, 2009.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Bend, as recorded in Plat Book 6900, Page(s) 504-505; Surveyor's Instrument of Correction in Book 7465, Page 833.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7112, Page 481, Amended in Book 7308, Page 805; Book 7308, Page 808; Book 7336, Page 15 and Book 7549, Page 893.

Easement recorded in Book 7334, Page 777 and Book 7334, Page 793.

This is improved property located at 7309 River Bend Road 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 3rd day of May, 2022.

Rosemary F. Gaffka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary F. Gaffka, 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 3rd day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

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 this the 3 day of May, 2022.

5/3/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 3 day of May, 2022.

Notary's Signature

MARY GAIL PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 10, 2023

Commission Expires: January 10, 2023