THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842283** Karen Johnson Davidson County Batch# 915939 DEEDWARR 09/13/2022 11:43:05 AM 2 pgs Fees: $13.00 Taxes: $5,180.00 20220913-0102199 Prepared By: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2022. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Cavanagh Baker 1115A Biltmore Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 12 0K 001.00

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, **Timothy Rybacki and Tarala Rybacki, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cavanagh Baker, 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 Unit A of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0123776, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123776, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Timothy Allen Rybacki and Tarala Rybacki, husband and wife, by Warranty Deed from Josh Farro and Jenna Farro, husband and wife, of record in Instrument No. 20150529-0049913, in the Register's Office of Davidson County, Tennessee, dated May 26, 2015, and recorded on May 29, 2015.

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 Biltmore IV Townhomes, a Horizontal Property Regime, as recorded in Plat Book 20081231-0123776, Page(s) .
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081231-0123776.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 1380, Page 225 and Instrument No. 20121106-0102457.

This is improved property located at 1115A Biltmore Drive Nashville TN 37204

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 September, 2022.

Timothy Rybacki

Tarala Rybacki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Rybacki and Tarala Rybacki, 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 12th day of September, 2022.

Notary Public
My Commission Expires: _____

