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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00 Sandra Salama Affiant Subscribed and sworn to before me, this 13th day of September, 2022. Notary Public, I. Dyke Tatum My Commission Expires: May 5, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 917449 DEEDWARR
09/16/2022 08:30:03 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20220916-0103259

WARRANTY DEED

Address New Owner: Sandra Salama and Marina Salama 516 Harpeth Park Dr. Nashville, TN 37221	Send Tax Bills to: Compass Mortgage, Inc. 27755 Diehl Road, Suite 100 Warrenville, FL 60555	Tax Information: Tax Parcel ID No. 142-07-0I-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BROGAN L. RICHES, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SANDRA SALAMA, A SINGLE WOMAN AND MARINA SALAMA, A SINGLE WOMAN, Joint Tenants With Right Of Survivorship** (collectively, "Grantee"), Grantee's 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 No. 516, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brogan L. Riches, unmarried by Warranty deed from 7301 Highway 70 LLC, a Tennessee limited liability company of record in Instrument No. 20170216-0016077 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 16, 2017. (Value of consideration shown in aforementioned deed $229,000.00.)

This is improved property commonly known as: **516 Harpeth Park Dr. Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 13 day of September, 2022.

BROGAN L. RICHES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BROGAN L. RICHES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of September, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires