THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143040** Karen Johnson Davidson County Batch# 955527 DEEDWARR 12/28/2022 11:10:05 AM 2 pgs Fees: $13.00 Taxes: $890.96 20221228-0133102	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,800.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2022. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2024

WARRANTY DEED

Address New Owner: Rachel Rigsby 405 St. Francis Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Parcel ID No. 090 11 0B 008.00

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, **Caleb Al-Jabsheh, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Rigsby, a married woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 8 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, as amended in Instrument No. 20030618-0084385; Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Caleb Al-Jabsheh, an unmarried man, by Warranty Deed from Jennifer Abernathy, an unmarried woman, of record in Instrument No. 20181017-0102799, in the Register's Office of Davidson County, Tennessee, dated October 12, 2018, and recorded on October 17, 2018.

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 West Nashville Annex, as recorded in Plat Book 332, Page(s) 11.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Breeze Garden Townhomes Condominium of record in Instrument No. 20030207-0017550, as amended by instrument(s) of record in Instrument No. 20030618-0084385; Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other

utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5269, Page 72.

Easement for Public Utility, recorded in Instrument No. 20200205-0013591.

This is improved property located at 510 Basswood Avenue Unit 8 Nashville TN 37209

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 22nd day of December, 2022.

Caleb Al-Jabsheh By Ryan Dieck Attorney-in-fact

Caleb Al-Jabsheh
By: Ryan Dieck, 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, Ryan Dieck with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Caleb Al-Jabsheh and that he is authorized by Caleb Al-Jabsheh to execute this instrument on his behalf.

WITNESS my hand, at office, this 22nd day of December, 2022.

Notary Public

My Commission Expires: _____

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