Karen Johnson Davidson County
Batch# 962486 DEEDWARR
01/19/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20230119-0004473

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $237,000.00

Affiant

Subscribed and sworn to before me, this 18 day of January, 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
BBH Construction, INC 605 B Westboro Drive Nashville, TN 37188	New Owner 1703 Primrose Ave Nashville, TN 37212	Tax Parcel ID No. 090-16-0-103.00

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, **JENNIFER GHANEM, AN UNMARRIED WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BBH CONSTRUCTION INCORPORATED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 605 Westboro Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 605 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220817-0093423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jennifer Ghanem, an unmarried woman, by Warranty Deed from Wallace L. Freeman, Jr., and Steve Freeman and Nan Lynch, and Jan Hutton and Joe Freeman, Devisees under the Will of Greta Sue Rauschenberger Freeman, dated May 23, 2022 and recorded June 9, 2022, of record in Instrument No. 20220609-0065879, Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as: **605 B Westboro Drive, Nashville, TN 37188**

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 17th day of January, 2023.

JENNIFER GHANEM

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER GHANEM**, 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 17th day of January, 2023.

Notary Public

My Commission Expires:
11-2-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **1/17/2023** (date of document).

Affiant Signature

1/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **January**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

