THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343867**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $815,000 00 Affiant Subscribed and sworn to before me, this 29th day of March, 2023 Notary Public My Commission Expires

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 25, 2026

Karen Johnson Davidson County
Batch# 986562 DEEDWARR
03/30/2023 09 45 06 AM 2 pgs
Fees $13 00 Taxes $3,015 50
20230330-0023089

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
George W. Prigge and Melissa S Prigge 418 36th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No 092 09 4N 002 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, **Joseph D. Langham. married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George W. Prigge and Melissa S. Prigge, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of Homes At 416 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 416 36th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20160815-0084760, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Joseph D Langham, married man, by Warranty Deed from Mohamed Mokhtar Desouki, married, of record in Instrument No. 20210408-0046870, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021 and recorded on April 08, 2021

Fiona C Langham joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Joseph D Langham

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

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Subdivision of W R. Wilson Tract, as recorded in Plat Book 332, Page(s) 161

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160815-0084760

Easement for Right-of-Way, recorded in Instrument No. 20190726-0073903.

This is improved property located at 418 36th Avenue North 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 29th day of March, 2023

Joseph D. Langham

Fiona C. Langham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D Langham and Fiona C Langham, 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 29th day of March, 2023

Notary Public
My Commission Expires: _____

