Prepared by
Record and Return To
Chapman and Rosenthal T
10 Burton Hills Blvd , Suit
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230344042**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is. $1,165,000 00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2023.

Notary Public
My Commission Expi

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 998483 DEEDWARR
05/02/2023 10 59 19 AM 2 pgs
Fees: $13 00 Taxes $4,310 50

20230502-0032394

# WARRANTY DEED

| Address New Owner. | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Emily Meredith Moses Rigsby and Ryan Rigsby<br>2822 Vaulx Lane<br>Nashville TN 37204 | New Owner | Tax Parcel ID No<br>118-02-3D-001 00 CO |

**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, **Deepa R. Magge and Adam P. Carlson, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily Meredith Moses Rigsby and Ryan Rigsby, wife and husband** ("Grantees"), their 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 The Cottages of Vaulx, A Horizontal Property Regime with Private Elements a/k/a Horizontal Property Regime of 2822 Vaulx Lane, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and Restrictions for The Cottages of Vaulx of record in Instrument No 20150608-0053460 and Scrivener's Affidavit of record in Instrument No. 20151209-0123910, in the Registers Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No 20150608-0053460, and Scrivener's Affidavit in Instrument No 20151209-0123910, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of Vaulx Unit "A" and private elements "A" as set forth in Exhibit "A", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owner

Being the same property conveyed to DEEPA R. MAGGE AND ADAM P. CARLSON, WIFE AND HUSBAND, by deed from LIPMAN FAMILY 2011 TRUST DATED NOVEMBER 14, 2011, of record in Instrument No 20200715-0077550 , dated July 13, 2020 , said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-02-3D-001.00 CO

Matters shown on the Plan of record in Plat Book 1130, page 8, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20150608-0053460 and corrected by Scrivener's Affidavit of record in Instrument No. 20151209-0123910, said Register's Office

This is improved property located at 2822 Vaulx Lane 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 1st day of May, 2023

Deepa R. Magge by Adam P. Carlson, her Attorney-in-Fact

Adam P. Carlson

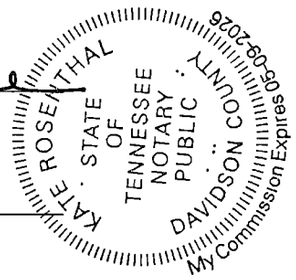
)her attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam P Carlson, 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 Deepa R Magge and that he is authorized by Deepa R Magge to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of May, 2023

Notary Public




My Commission Expires: _____