Karen Johnson Davidson County
Batch# 1002667 DEEDWARR
05/12/2023 01 58 48 PM 2 pgs
Fees. $13 00 Taxes $1,868 50
20230512-0035669

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

CRT File No. 230444154

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSO~~ Ruther

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Kadija Kabba
Affiant

Subscribed and sworn to before me, this 8th day of May, 2023.

Lori T. Shelton
Notary Public
My Commission Expires: 8/19/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kadija Kabba 3244 Longstalk Road Antioch TN 37013	American Pacific Mortgage 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	Tax Parcel ID No. 182 15 0B 217.00

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, **Amy F. Breshears, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kadija Kabba, a married woman**, ("Grantees"), their 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 Lot No. 217, on the plan of Clover Glen, Phase 4, Lots 168 through 250, as shown on plat of record in Instrument No. 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Amy F. Breshears, an unmarried person, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20211116-0152324, in the Register's Office of Davidson County, Tennessee, dated November 10, 2021 and recorded on November 16, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Glen, Phase 4, Lots 168 through 250, as recorded in Instrument No 20190718-0070553.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20180608-0055284 as amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180430-0040397

This is improved property located at 3244 Longstalk Road Antioch TN 37013

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 8th day of May, 2023

Amy F. Breshears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy F. Breshears, 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 8th day of May, 2023

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025