Prepared by.
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1110

Karen Johnson Davidson County
Batch# 1003755 DEEDWARR
05/16/2023 11 39.03 AM 2 pgs
Fees $13.00 Taxes $1,220 63
20230516-0036556

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley M. Rigby, single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruby Isabella Davis, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revised Plan of Section One, Morrow Meadows of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the easterly side of Delray Drive and runs back 116 feet on the northwesterly line and 112.2 feet on the Southerly line to a dead line, measuring 61 feet thereon.

Being the same property conveyed to Krystle L. James, an unmarried person by Warranty deed from Lisa E. Nelson Shearer and Paul Gregory Shearer of record in Instrument No. 20180731-0074593 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on July 31, 2018.

Being the same property conveyed to Ashley M. Rigby, single woman by Warranty deed from Krystle L James, a married woman of record in Instrument No. 20211213-0164859 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 13, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 712 Delray Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ruby Isabella Davis	CapStar Bank	091-10-0-395.00
712 Delray Drive	2002 Richard Jones Road Ste A300	
Nashville, TN 37209	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 15th day of May, 2023.

Ashley M. Rigby

State of Tennessee)
County of Davidson)

On this 15th day of May, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ashley M. Rigby, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 329,900.00.**

Affiant

Sworn and subscribed before me on this the 15th day of May, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN