Karen Johnson Davidson County
Batch# 1029000 DEEDWARR
07/20/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.48
20230720-0056098

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230645059**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,995.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2023. Notary Public My Commission Expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Riggall and Laura Knott-Riggall 702 Wedgewood Park #506 Nashville TN 37203	Send Tax Bills To: Same as new owner	Tax Information: Tax Parcel ID No. 105-10-0C-029.00-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, **Marie H. McEntire and spouse, Mark H. McEntire.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Riggall and Laura Knott-Riggall, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit located in Davidson, Tennessee, being Unit B-506 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended.

Being the same property conveyed to Marie H. McEntire and spouse Mark H. McEntire, husband and wife by Warranty deed from Vincent S. Brown unmarried of record in Instrument No. 20130404-0033420 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 04, 2013.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 92, 94 & 95, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 201106270048884, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions,

options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westwood Park of record in Instrument Number 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee.
Charter for Wedgewood Park Condominium Owners Association, Inc., of record in Instrument Number 20050524-0058683, as amended in Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Phase III Site Plan of Wedgewood Park attached as Exhibit "B" to the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III, of record in Instrument Number 20070731-0090822, Register's Office for Davidson County, Tennessee.
Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument No. 20081205-0118096, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20050321-0030406 and Instrument No. 20060925-0118083, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and/or storm drainage, water main, pumps and appurtenances of record in Instrument Number 20060925-0118136 and Instrument No. 20061010-0125949, in the Register's Office for Davidson County, Tennessee.
Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument Number 20130517-0050097, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20141024-0098147, in the Register's Office for Davidson County, Tennessee.
Application to Combine Parcels of record in Instrument Number 20060822-0103541, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 702 Wedgewood Park #506 Nashville TN 37203

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, Grantors warrant this instrument is effective as of the 19th day of July, 2023.

Marie H. McEntire

Marie H. McEntire

Mark H. McEntire

Mark H. McEntire

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON))

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie H. McEntire and Mark H. McEntire, 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 18th day of July, 2023.

Race P. Vanderdecken

Notary Public
My Commission Expires: 4-1-2024

RACE P. VANDERDECKEN
Notary Public - North Carolina
Henderson County
My Commission Expires Apr 1, 2024

Certificate of Authenticity

I, Holly Ray, 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 07/18/23.

Date

Holly Ray
Affiant Signature

07/19/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2023.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

