THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745325** Karen Johnson Davidson County Batch# 1051267 DEEDWARR 09/18/2023 02:54:30 PM 3 pgs Fees: $18.00 Taxes: $1,894.40 20230918-0073202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $512,000.00 Affiant Subscribed and sworn to before me, this 15th day of September, 2023. Notary Public My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

WARRANTY DEED

Address New Owner: Alexandra Sefcik and Brian Sefcik 108 Rivers Edge Court Nashville TN 37214	Send Tax Bills To: Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Dr., Ste. 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 085 12 0A 004.00 - 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, **Richard Arthur Ryan, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandra Sefcik and Brian Sefcik, wife and husband**, ("Grantees"), its 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 Lot No. 6 on the Plan of Rivers Edge, Section Two, Jackson Downs Phase Two of record in Plat Book 9700, Page 414, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Arthur Ryan, an unmarried man, by Warranty Deed from Angela Sullivan, an unmarried woman and Amber Hayes, an unmarried woman, of record in Instrument No. 20210202-0014855, in the Register's Office of Davidson County, Tennessee, dated January 27, 2021, and recorded on February 02, 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.

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 Rivers Edge, Section Two, Jackson Downs Phase Two, as recorded in Plat Book 9700, Page(s) 414.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jackson Downs, Phase 2, P.U.D. Boundary Plat, as recorded in Plat Book 7900, Page(s) 556.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9280, Page 334.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11098, Page 1 with Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20100927-0076802.

This is improved property located at 108 Rivers Edge Court Nashville TN 37214

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 15th day of September, 2023.

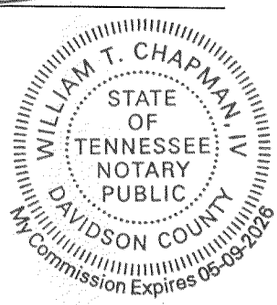
Richard Arthur Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Arthur Ryan, 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.

Witness my hand, at office, this 15th day of September, 2023.

Notary Public
My Commission Expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of September, 2023.

Affiant Signature

Date 9-15-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027