WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071162 DEEDWARR
11/13/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20231113-0088496

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 11-20-2023

(AFFIX SEAL)

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jules Rukungu Domithile Nyanzira	Pinnacle Bank	034-13-0-238.00
(NAME)	(NAME)	
246 Edgemeade Drive	150 3rd Ave South ste 1000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Girgis Saber, a single man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jules Rukungu and Domithile Nyanzira,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Edgemeade Farm, as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 80 feet on the southerly side of Edgemeade Drive and runs back between lines 113.6 feet on the westerly side and 87 feet on the easterly side to a line in the rear on which it measures 52.8 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being a tract marked Reserved parcel "B" on the Plan of Edgemeade Farm as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Edgemeade Drive at the northeast corner of Lot No. 19 on said Plan; thence southwesterly along the easterly margin of Lot No. 19, 87 feet to a point; thence westerly 98.2 feet to a point; thence S 85 deg. 35 min E 136.9 feet to a point; thence N 4 deg 45 min E 98.7fet to a point in the southerly margin of Edgemeade Drive; thence westerly along the southerly margin of said Edgemeade Drive 3.9 feet to the point of beginning.

Being the same property conveyed to Riggins Group LLC, a Tennessee Limited Liability Company by deed from Mary Jo Puryear Valle, an unmarried person dated August 31, 2021 and filed for record September 7, 2021 in Instrument No. 20210907-0119629 in the Register's Office for Davidson County, Tennessee.

Being Part of the same property conveyed to Girgis Saber from The Riggins Group, LLC, a Tennessee limited

liability company, by Warranty Deed on December 19, 2022, of record in Instrument Number 20221220-0131275, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 246 Edgemeade Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 9th day of November, 2023.

Girgis Saber

State of ~~Tennessee~~ Nevada
County of ~~Davidson~~ Clark

Personally appeared before me Girgis Saber, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2023.

Notary Public ~~Judy Jacobs~~ Julia Thompson
My Commission Expires: 4/2/26

File No.: 202310018

JULIA L THOMPSON
Notary Public, State of Nevada
Appointment No. 22-4264-01
My Appt. Expires Apr 2, 2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 11/09/23 (date of document).

Affiant Signature

11/13/23
Date

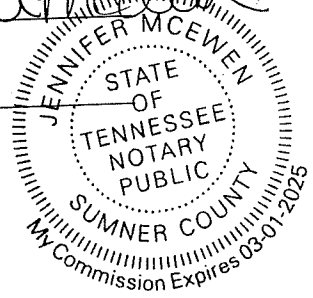
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 13th day of November, 2023

Notary Public

My Commission Expires:



NOTARY'S SEAL