Karen Johnson Davidson County
Batch# 1123227 DEEDWARR
04/16/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240416-0026943

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.23.24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

JM-P-24-510-8

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian Parker Kemp	NEW OWNER	
(NAME)	(NAME)	090-11-0B-008.00-CO
510 Basswood Ave #8		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL RIGSBY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN PARKER KEMP, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 8 of River Breeze Garden Townhomes, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Instrument No. 20030618-0084385; Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Rachel Rigsby, a married woman by Warranty Deed from Caleb Al-Jabsheh, an unmarried man of record in Instrument No. 20221228-0133102 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 28, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Breeze Garden Townhomes of record in Instrument No. 20030207-0017550, as amended in Instrument No. 20030618-0084385, Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030207-0017549, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas of record in Instrument No. 20030207-0017551, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Workshop of record in Instrument No. 20051114-0137538, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20200205-0013591, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Basswood Ave #8, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF FEBRUARY, 2024.

Rachel Rigsby

Thomas Rigsby

Thomas Rigsby, spouse of Rachel Rigsby, hereby joins in this conveyance and does transfer and convey any and all marital interest Thomas Rigsby may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL RIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS RIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-23-24 (date of document).

Affiant Signature

4-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025