RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,557,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2024.

Notary Public
My Commission Expires: 11-8-27

Karen Johnson
Batch # 1128911
04/30/2024 10:25:40 AM
Fees: $13.00 Taxes: $5,762.75
Davidson County
DEEDWARR
2 pgs
20240430-0031276

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Kimball and Carrie Kubiak 4037 Westlawn Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 08 0 158.00

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, **Jeffrey A. Riggs and Sarah Riggs,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Kimball and Carrie Kubiak, husband and wife**, ("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 the Westerly 50 feet of Lot No. 333 and the Northerly 80 feet of the Easterly 2 feet 10 inches of Lot No. 334 on the map of RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, as shown of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 333 fronts 50 feet on the Southerly side of Westlawn Drive and runs back between lines 358.6 feet on the West line and 355 feet, more or less on the East line, to the right of way of the N. C. & St. L. Railway, measuring 50 feet more or less thereon.

Being the same property conveyed to Jeffrey A. Riggs, An Unmarried Man, by Warranty Deed from Aspen Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200608-0058578, in the Register's Office of Davidson County, Tennessee, dated June 04, 2020, and recorded on June 08, 2020. Sarah Riggs joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, as recorded in Plat Book 421, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20191030-0111532.

Easement recorded in Instrument No. 20140114-0003778.
Included in the above description, but excluded form this conveyance, is that parcel conveyed by Dedication of Public Right-Of-Way, recorded as Instrument 20211119-0154421, said Registers Office.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of

the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 4037 Westlawn Drive Nashville TN 37209

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 26th day of April, 2024.

Jeffrey A. Riggs

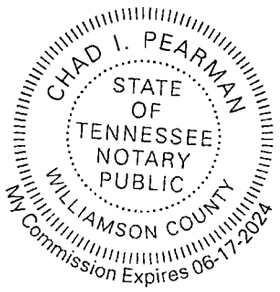
Sarah Riggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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