BOX 10-B

Karen Johnson Davidson County
Batch # 1128938 DEEDWARR
04/30/2024 10:49:04 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20240430-0031319

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$318,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **APRIL, 2024.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. LANGE	**SAME**	**141-06-0D-189.00 CO**
(NAME) **3205 HARPETH SPRINGS DRIVE**		
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LINDSEY MICHELLE TUBBS, ASHLEY TUBBS PAGE, AND WILLIAM PATRICK TUBBS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN H. LANGE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 189, on the Plan of Private Element Plat, Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and commonly known as The Townhomes of Riverbridge, a horizontal property regime established by Declaration of record as Instrument No. 20030205-0016032, Register's Office.

Being the same property conveyed to COLLEEN M. PAPP AND ANNE MARIE TUBBS, by deed from JOHN PATRICK CONNOR, UNMARRIED, of record as Instrument No. 20170428-0042011, dated April 27, 2017, said Register's Office.

COLLEEN M. PAPP conveyed her interest in said property to ANNE MARIE TUBBS, by Quitclaim Deed of record as Instrument No. 20200825-0095930, dated August 17, 2020, said Register's Office.

ANNE MARIE TUBBS died intestate on or about November 20, 2023, leaving LINDSEY MICHELLE TUBBS, ASHLEY TUBBS PAGE, AND WILLIAM PATRICK TUBBS, as her only Heirs-at-Law. For further reference, see Affidavit of Heirship as to ANNEMARIE (SHAW) TUBBS) of record as Instrument No. 20240430-0031318, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030213-0019999; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Instrument No. 20030205-0016032, and amended in Instrument No. 20050520-0056889; By-Laws of record in Instrument No. 20030218-0020987; Agreement for Dedication of Public Utilities Easement of record in Book 7601, page 415; Grant of Easement of record in Instrument No. 20121114-0104692; Rights of others in and to party walls; and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3205 HARPETH SPRINGS DRIVE, NASHVILLE, TN 37221**
(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 our hands this 26th day of April, 2024.

LINDSEY MICHELLE TUBBS

ASHLEY TUBBS PAGE

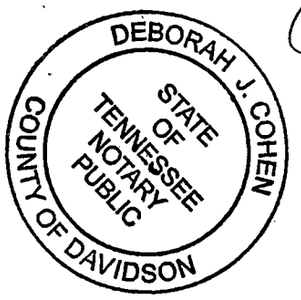
WILLIAM PATRICK TUBBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lindsey Michelle Tubbs, Ashley Tubbs Page, and William Patrick Tubbs,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that they executed the within instrument for the purposes therein contained.

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

My commission expires: **March 3, 2026**



Notary Public