Karen Johnson Davidson County
Batch# 1134418 DEEDWARR
05/14/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240514-0035297

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 10 day of May, 2024. Notary Public My Commission Expires: 11-2-26

WARRANTY DEED

Address New Owner: Laura Gatto 605 Westboro Drive, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 090 16 2D 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BBH CONSTRUCTION INC., A MISSISSIPPI CORPORTAION** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAURA GATTO, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows to-wit: Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 605 Westboro Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 605 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220817-0093423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BBH Construction Incorporated by Deed dated January 17, 2023 from Jennifer Ghanem, an unmarried woman, recorded January 19, 2023, in Instrument Number 20230119-0004473, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **605 Westboro Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10th day of May, 2024.

BBH CONSTRUCTION INC.

Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of BBH CONSTRUCTION INC., the within named bargainer, a Mississippi Corporation and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 10th day of May, 2024.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/13/2024 (date of document).

Affiant Signature

5/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

