Karen Johnson Davidson County
Batch# 1182329 DEEDWARR
09/17/2024 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20240917-0071732

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00 Affiant Notary My Commission Expires: 1-27-2026 SUBSCRIBED AND SWORN TO BEFORE ME THIS: September 13, 2024.

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Matthew Rigsby PO Box 40185 Nashville, TN 37204	Matthew Rigsby PO Box 40185 Nashville, TN 37204	118 03 0 114.00

THIS WARRANTY DEED OF REALTY, executed as of September 13, 2024, by **Kyle N. Center, and Stephanie Center, husband and wife**, (collectively the "Grantor"), for consideration paid, grant to **Matthew Rigsby**, an unmarried man, (the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 2729 Rosedale Place, Nashville, Tennessee 37211, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot 15, PHASE TWO, ROSEDALE PLACE, as shown on plat of record in Plat Book 11190, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle N. Center, a single man, by Warranty Deed from Paul Dracos and Marilyn D. Dracos, Husband and Wife, of record in Instrument No. 20130408-0034548, in the Register's Office of Davidson County, Tennessee, dated March 29, 2013, and recorded on April 08, 2013.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2024 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE TO FOLLOW]

Stephanie Center, wife of Kyle N. Center, joins in the execution of this instrument for the purpose of conveying any and all interest she may have, marital or otherwise.

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Kyle N. Center

Stephanie Center

STATE OF TENNESSEE :
COUNTY OF Williamson :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Kyle N. Center and Stephanie Center, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this September 13, 2024.

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026

NOTARY PUBLIC
My Commission Expires: 1-27-2026

TRUE COPY CERTIFICATION

I, Stephanie Smothermon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/13/2024 (date of document).

Affiant Signature — 9/16/2024 Date

State of TENNESSEE

County of MONTGOMERY

Personally appeared before me, undersigned notary public for this county and state, Stephanie Smothermon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of September, 2024.

Notary's Signature

My Commission Expires: 1·27·2026

Notary Seal

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026