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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250450549**<br><br>Karen Johnson Davidson County<br>Batch# 1280646 DEEDWARR<br>06/02/2025 03:52:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,572.50<br>20250602-0043280 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of June, 2025.<br><br>Notary Public<br>My Commission Expires: |

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 8TH, 2026

## WARRANTY DEED

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| Address New Owner:<br>Norman Rudolph Saliba III and Kayla Saliba<br>110 Plantation Court<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142 05 0A 029.00 |

**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, **Alexis Sandozequi and Cynthia Sandozequi, ss tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Norman Rudolph Saliba III and Kayla Saliba, 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 Unit E-3, together with Carport designated No. E-3-C, RIVER PLANTATION, SECTION TWO, A CONDOMINIUM, as shown on plat of record in Plat Book 4460, Page 136 and 137, recorded in as established under Master Deed of record in Book 4661, Page 334, as Amendment to By-laws recorded in Book 4691, Page 906, Book 6354, Page 676, as Corrected recorded in Book 6436, Page 389, amended and Restated to By-laws recorded in Instrument No. 20120828-0077595, also see Scrivener's Affidavit recorded in Instrument No. 20121207-0113069, Amended and Restated to By-laws in Instrument No. 20180522-0048990, and Amended and Restated as recorded in Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, and Instrument No. 20241210-0095977, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alexis Sandozequi and Cynthia Sandozequi, as tenants in common with right of survivorship, by Quitclaim Deed from Alexis Sandozequi, of record in Instrument No. 20200728-0082848, in the Register's Office of Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020.

Being the same property conveyed to Alexis Sandozequi, by Quitclaim Deed from Cynthia Sandozequi, of record in Instrument No. 20200624-0068344, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 24, 2020.

Being the same property conveyed to Alexis N. Sandozequi, unmarried and Cynthia Sandozequi, unmarried as tenants in common with right of survivorship, by Warranty Deed from Matt McBryde and Kristen McBryde, husband and wife, of record in Instrument No. 20200623-0067722, in the Register's Office of Davidson County, Tennessee, dated June 23, 2020 and recorded on June 23, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 136 & 137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, RIVER PLANTATION, as recorded in Plat Book 4460, Page 80.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION TWO) Condominium of record in Book 4661, Page 334, as Amendment to By-laws recorded in Book 4691, Page 906, Book 6354, Page 676, as Corrected recorded in Book 6436, Page 389, amended and Restated to By-laws recorded in Instrument No. 20120828-0077595, also see Scrivener's Affidavit recorded in Instrument No. 20121207-0113069, Amended and Restated to By-laws in Instrument No. 20180522-0048990, and Amended and Restated as recorded in Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, and Instrument No. 20241210-0095977; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Broadband Communications, recorded in Instrument No. 20130517-0050159.

Charter for River Plantation (Section Two), Inc. recorded in Instrument No. 20100408-0026710, amended in Instrument No. 20110831-0067570.

This is improved property located at 110 Plantation Court Nashville TN 37221

**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 28th day of May, 2025.

Alexis Sandozequi

Cynthia Sandozequi

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexis Sandozequi and Cynthia Sandozequi, 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 28th day of May, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Lori Warren, 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 June 2, 2025 (date of document).

Date: June 2, 2025

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 2nd day of June, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026