BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1420110 DEEDWARR
05/14/2026 10:15:42 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20260514-0043404

JM-P-26-7504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF MAY, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Aubrey Sledge and Jared Eric Gilmore	Cross Country Mortgage LLC	
(NAME)	(NAME)	
7504 Woodstream Drive	3160 Superior Ave.	**126-16-0A-343.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL E. RIGSBY AND THOMAS A. RIGSBY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER AUBREY SLEDGE AND JARED ERIC GILMORE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Final Plat, Riverwalk, Phase 2C of record in Plat at Instrument No. 20040130-0011799, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel E. Rigsby and Thomas A Rigsby, wife and husband by Warranty Deed from Yang He and Xiangmeng Ge, a married couple of record in Instrument No. 20230802-0059622 Register's Office for Davidson County, Tennessee, dated July 27, 2023 and recorded on August 02, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, First Amendment in Instrument No. 20020424-0050565, amended in Instrument No. 20040506-0051985, Instrument Number 20040430-0049313, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common are of record in Instrument Number 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement for Roads & Utility Access of record as Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record as Instrument No. 20010919-0101279, Instrument No. 20040826-0103240 and Instrument No. 20021119-0143687, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.

- Landscape Easement of record in Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Oil and Gas Lease of record in Book 3084, page 327 and Book 3120, Page 379, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 2999, Page 323, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility of record Book 7526, Pages 315, 318 and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20010425-0040967, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7504 Woodstream Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF MAY, 2026.

Rachel E. Rigsby

Thomas A. Rigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL E. RIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. RIGSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212