WARRANTY DEED

Karen Johnson Davidson County
Batch# 394287 **DEEDWARR**
04/30/2020 03:27:30 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20200430-0045529

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES MARCH 25, 2023

G-VRES-20-3101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Heather Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Cameron Tuck	Cameron Tuck	
(NAME)	(NAME)	**141-06-0D-049.00-CO**
3101 Harpeth Springs Dr.	3101 Harpeth Springs Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(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, **JENNIFER LYNN REEVES, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON TUCK, UNMARRIED,** 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 Unit No. 49 on the Plan of Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Lynn Reeves by Warranty deed from Edward S. Mikrut and Christine M. Rennie Mikrut, husband and wife of record in Instrument No. 20080603-0056390 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 03, 2008.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent year, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.
- Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery set out in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20180713-0068183 in the 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: **3101 Harpeth Springs Dr., 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 24th DAY OF APRIL, 2020.

Jennifer Lynn Reeves by Margaret Means, Attorney in Fact

Jennifer Lynn Reeves by Margaret Means,
Attroney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER LYNN REEVES, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER LYNN REEVES.

Witness my hand and official seal, this the 24th of April, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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