Return to:
MAGNOLIA TITLE & ESCROW

1104 Fatherland Stree
NASHVILLE, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 404839 DEEDWARR
05/22/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200522-0053425

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023
(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE
NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Kelly and Amanda Cook	Nathaniel Kelly and Amanda Cook	
(NAME)	(NAME)	
1133 Riverbirch Way	1133 Riverbirch Way	097020A02700CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Luz A. Florian and Diego R. Laverde a married couple** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda C Cook, an unmarried woman and Nathaniel Kelly, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 27 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Luz A. Florian and Diego R. Laverde by virtue of that certain Warranty Deed dated February 3, 2017, and being of record at Instrument No. 20170207-0012939, in the amount of $285,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080723-0075577 and Surveyors Certificate of Correction at Instrument No. 20081105-0110185, Page , in the Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20170906-0091483 and 20180502-0041808. Easements of record at, Book 4586, Page 242, Instrument No. 20081209-0118828. Title to that portion of the land lying below the ordinary low water mark of the Stones River. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stones River. Easement for the flow of the waters of the Stones River and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of Stones River, free from diminution or pollution. Located in the Registers office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1133 Riverbirch Way Hermitage, TN 37076
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14 day of MAY, 2020.

Luz A. Florian

DIEGO R. LAVERDE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Luz A. Florian and Diego R. Laverde**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of MAY, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

