Name and Address of New Owner:
Andy Esqueda
7709 Riverview Bend Dr.
Nashville, TN 37221

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 436535 DEEDWARR
07/13/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20200713-0076229

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20050994

Map and Parcel: 126-16-0A-552.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Kenney and Loulie G. Kenney, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Andy Vervuzco Esqueda**, hereinafter called the GRANTEE, his 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. 344 on the Plan of Final Plat of Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, 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 John D. Kenney and Loulie G. Kenney, husband and wife by Warranty Deed from Dana Watkins (fka Dana Cagle), unmarried and Phillip Cagle, unmarried of record in Instrument No. 20181210-0119094 Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on December 10, 2018.

This conveyance is subject to the following: Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691 and Instrument No. 20061214-0154502; Subject to all matters shown on the Plan of record as Instrument Number 200507106-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 2007330-0038464; By-Laws of record in Instrument Number 20011105-0121083; Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644; Road and Utility Easement of record in Instrument Number 20010706-0072536; Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587; Landscape Agreement of record in Instrument Number 20010919-0101280; Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396; Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647; Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, page 7; Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324; Easement for Public Utilities of record in Instrument Number 20021125-0145984; Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121; Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644; Subject to rights of others in and to the common areas and/or elements; all of said Register's Office for Davidson County,

Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7709 Riverview Bend Dr., Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 8th day of July, 2020.

John D. Kenney

Loulie G. Kenney

State of PENNSYLVANIA

County of Bucks

Personally appeared before me, John D. Kenney and Loulie G. Kenney with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th of July, 2020.

Notary Public
My Commission Expires: 12-13-2013

Commonwealth of Pennsylvania - Notary Seal
VINCENT COGGIOLA III - Notary Public
Bucks County
My Commission Expires Dec 13, 2023
Commission Number 1238547

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $406,000.00.

Affiant Signature

Subscribed and sworn to before me, this 8th day of July, 2020.

Notary Public
My Commission Expires: 12-13-2023

Commonwealth of Pennsylvania - Notary Seal
VINCENT COGGIOLA III - Notary Public
Bucks County
My Commission Expires Dec 13, 2023
Commission Number 1238547

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY