WARRANTY DEED

Karen Johnson Davidson County
Batch# 455355 **DEEDWARR**
08/12/2020 01:35:00 PM 2 pgs
Fees: $13.00 Taxes: $1,308.69

20200812-0090078

A-BMR-20-7409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Skander Zidi and Hanen Hamzaoui	**Bank of America, N.A.**	
(NAME) **7409 Riverland Dr**	(NAME) **TX2-979-01-02**	**126-16-0A-635.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Fort Worth, TX 76155**	
(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, **DAVID WECKLER AND LESLIE WECKLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKANDER ZIDI AND HANEN HAMZAOUI, HUSBAND AND WIFE,** 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. 390 on the Plan of Final Plat for Riverwalk, Phase 4C of record in Plat at Instrument No. 20060328-0035052, 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 David Weckler, a single man by Warranty deed from Brent Campbell and wife, Gale Campbell of record in Instrument No. 20091130-0109430 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 30, 2009.

Being the same property conveyed to David Weckler and Leslie Weckler, husband and wife by Quitclaim deed from David Weckler, a married man of record in Instrument No. 20180226-0018046 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on February 26, 2018.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
• Charter of Riverwalk Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Riverwalk Homeowner's Association of record in Instrument No. 20020424-0050564 and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
• Easement (s) to Tennessee Electric Power Co., as set forth in instrument recorded in Book 751, Page 375, and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
• Easement (s) to TVA, as set forth in instrument recorded in Book 4205, Page 194; Book 4226, Page 715 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
• Easement (s) to Harpeth Valley Utilities District, as set forth in instrument recorded in Book 7526, Page 315; Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee.
• Declaration of Road and Utility Access Easement as of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement as of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County,

Tennessee.
• Landscape Agreement as of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement as contained in Instrument No. 20021125-0145984 and 20060328-035052, Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Taxes for 2020 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7409 Riverland 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 10 DAY OF AUGUST, 2020.

David Weckler

Leslie Weckler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WECKLER, 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 10th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE WECKLER, 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 10th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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