Karen Johnson Davidson County
Batch# 516679 DEEDWARR
11/13/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201113-0134440

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030866**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2020. Notary Public My Commission Expires: 1/3/23

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jordan Burke 1257 Riverbirch Way Hermitage TN 37076	Send Tax Bills To: Peoples Home Equity P.O. Box 0054 Palatin, IL 60055	Tax Information: Tax Parcel ID No. 097 02 0A 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jody Wright and husband, Robert Wright,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Burke, an unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662 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 Jody Wright and husband, Robert Wright, by Warranty Deed From Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20121204-0111409, in the Register's Office of Davidson County, Tennessee, dated November 30, 2012 and recorded on December 04, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of James M. Rooley, as recorded in Plat Book 6050, Page(s) 9.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Section One, Phase 2B, as recorded in Instrument No. 20120510-0040662.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, as supplemental in Instrument No. 20140424-0034613 and amended recorded in Instrument No. 20170906-0091483.

Easement recorded in Book 4049, Page 395 and Book 7621, Page 276.

Easement for Transmission Line, recorded in Book 4586, Page 242.

Easement for Sanitary Sewers, recorded in Book 4764, Page 324.

Easement for Stormwater Drainage, recorded in Instrument No. 20051219-0152202 and Instrument No. 20100108-0001966.

Easement for Sanitary Sewer and Pumping Station, recorded in Instrument No. 20051219-0152201.

Easement recorded in Instrument No. 20081209-0118828 and Instrument No. 20090109-0002452.

Easement for Slope, recorded in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100301-0015327.

This is improved property located at 1257 Riverbirch Way Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2020.

Jody Wright

Robert Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jody Wright and Robert Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2020.

Notary Public
My Commission Expires: _____

KAYLE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 27, 2021

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.