THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233626** Karen Johnson Davidson County Batch# 598759 **DEEDWARR** 03/23/2021 02:30:14 PM 2 pgs Fees: $13.00 Taxes: $1,406.00 20210323-0038376	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Steven Daniel McMahon and Katherine Abshier Thompson 7140 Riverfront Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 16 0A 390.00

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, **Melissa Hall Darnall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Daniel McMahon, unmarried, and Katherine Abshier Thompson, unmarried, as joint tenants with rights of survivorship** ("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 443, Riverwalk, Phase 3A, as shown on plat of record in Instrument No. 20041020-0126317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Hall Darnall, An unmarried woman, by Quitclaim Deed from Lois Adams Bland, An unmarried woman, of record in Instrument No. 20200429-0044551, Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on April 29, 2020.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk Phase 3A, as recorded in Instrument No. 20041020-0126317.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Riverwalk Community, as recorded in Instrument No. 20011024-0115969.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 as amended at Instrument Nos. 20020424-0050565,

20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Easement recorded in Book 751, Page 375, Book 787, Page 7, Book 4205, Page 194 and Book 4226, Page 715.

Easement for Transmission Line Easement, recorded in Book 4257, Page 647.

Easement for Dedication of Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Instrument No. 20021125-0145984.

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279 and 20040826-0103240.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

This is improved property located at 7140 Riverfront Drive Nashville TN 37221

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 19th day of March, 2021.

Melissa Hall Darnall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 19th day of March, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024