WARRANTY DEED

Karen Johnson Davidson County
Batch# 605688 DEEDWARR
04/01/2021 01:36:52 PM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20210401-0043333

Y-SB-CRE-21-1204

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Camille Tambunting and Tyler Dishman	**New Owner**	
(NAME)	(NAME)	**053-03-0-077.00**
1204 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **MICHAEL J. GREENBERG, UNMARRIED, AND JENNIFER A. DOUTHWAITE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMILLE TAMBUNTING, AN UNMARRIED WOMAN, AND TYLER DISHMAN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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. 17 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, described as follows,

Beginning on the Westerly margin of Riverside Road, at the corner of Lots No. 16 and 17, thence with the line between said lots, Westwardly 114.1 feet to the Easterly margin of Overton Street, thence with the Easterly margin of said street, Southwardly 98.4 feet to the beginning of a curve, thence around said curve, with a radius of 10 feet to the Northerly margin of 13th street, thence with the Northerly margin of said street, Eastwardly 94.7 feet to the beginning of a curve, thence around said curve, with a radius of 10 feet to the Westerly margin of Riverside Road, thence with the Westerly margin of said road, Northwardly 97.7 feet to the beginning.

Being the same property conveyed to Michael J. Greenberg, unmarried, and Jennifer A. Douthwaite, an unmarried woman by Warranty deed from Jon M. Kipp and wife, Christy L. Kipp of record in Instrument No. 20160204-0010849 Register's Office for Davidson County, Tennessee, dated February 02, 2016 and recorded on February 04, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1976, Page 568 and Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee.
- Easement for Certain Right of Way of record in Book 626, Page 556 and Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1204 Riverside Drive, Old Hickory, Tennessee 37138**.

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 30th DAY OF MARCH, 2021.

Michael J. Greenberg by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument Number 20210401-0043331 **, Register's Office for Davidson County, Tennessee.**

Jennifer A. Douthwaite by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument Number 20210401-0043332 **, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL J. GREENBERG AND JENNIFER A. DOUTHWAITE, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL J. GREENBERG AND JENNIFER A. DOUTHWAITE.

Witness my hand and official seal, this the 30th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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