WARRANTY DEED

Karen Johnson Davidson County
Batch# 616049 **DEEDWARR**
04/15/2021 03:14:17 PM 3 pgs
Fees: $18.00 Taxes: $1,558.81

20210415-0050683

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $421,300.00.

Affiant

Subscribed and sworn to me on April 12th, 2021.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

R&R to:

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (RWS)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34418

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hayley Shannon Edwards 1535 Riverside Drive Nashville,TN 37206	NEW OWNER	072-15-281 (PART OF) 072-15-2M-005.00 (New M & P)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Riverside East Development, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Hayley Shannon Edwards, an unmarried person**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5, Riverside Station, a Planned Unit Development, Horizontal Property Regime with Private Elements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 202000114-0005127 in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Riverside East Development, LLC, a Tennessee limited liability company by Special Warranty Deed from (i) Cynthia P. Sewell, an unmarried person, (ii) Anna Kate C. Stallings, a married person, (iii) Equitable Trust Company, Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015, (iv) Equitable Trust Company, Trustee of the Emmeline Maeve Cannon Trust u/a dated March 2, 2015, and (v) Pendleton Square Trust Company, LLC, Successor Trustee - James Isaac Cannon Trust u/a dated March 2, 2015 of record on Mary 15, 2019 in Instrument No. 20190515-0045894, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes and assessments for subsequent years.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200114-005127, Register's Office for Davidson County, Tennessee.
3. Access Easement from Riverside East Development, LLC, granted to Riverside Beneficial Trust, filed for record on November 27, 2019 of record in Instrument Number 20191127-0122948, Register's Office for Davidson County, Tennessee.
4. Charter of Riverside Station Townhome Association, Inc., filed for record on January 14, 2020 at Inst. No. 20200114-004967, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Public Right-of-Way filed for record on February 6, 2020 at Instrument Number 20200206-0014101, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems filed for record on February 21, 2020 at Instrument Number 20200221-0019754, Register's Office for Davidson County, Tennessee.
7. Notice of Land Use Restrictions of record in Instrument No. 20210331-0042498, Register's Office for Davidson County, Tennessee.
8. Map of Sharpe and Horn's 6th Addition of record in Instrument Number Plat Book 332, page 118, in the Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1535 Riverside Drive, Nashville, TN 37206.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my/our hand(s) this 12th day of April, 2021.

Riverside East Development, LLC, a Tennessee limited liability company

BY: _____
Richard W. Sebastian
ITS: Authorized Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Agent of Riverside East Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Riverside East Development, LLC, a Tennessee limited liability company, by himself in his capacity as said Authorized Agent.

Witness my hand and official seal on this 12th day of April, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY