WARRANTY DEED

Karen Johnson Davidson County
Batch# 623799 DEEDWARR
04/28/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210428-0056486

MJ-SB-VRES-21-1340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Touria Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2021

Brianna Bartelsmeyer
Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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):
Touria Myers	New Owner	
(NAME)	(NAME)	097-02-0A-063.00-CO
1340 Riverbrook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **CAROLYN P. MADELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOURIA MYERS, MARRIED,** 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. 63 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Carol P. Madell, unmarried woman by Warranty deed from Eugene Wrenne and Michelle Wrenne, husband and wife of record in Instrument No. 20190430-0039720 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 30, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185 and Plat Instrument No. 20080610-0059689, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557 amended in Instrument Number 20170906-0091483, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Conveyance of Common Areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971 and Instrument Number 20110427-0032200, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's

Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4049, Page 395 and Book 4764, Page 324, Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1340 Riverbrook Drive, Hermitage, Tennessee 37076**.

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 26th DAY OF APRIL, 2021.

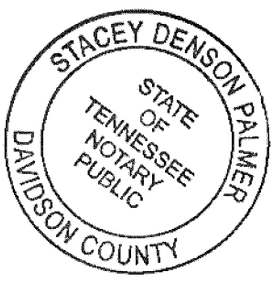
Carolyn P. Madell by Laura Mitchell, Attorney-in-fact
Carolyn P. Madell, by her attorney in fact, Laura Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL , 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 CAROLYN P. MADELL, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLYN P. MADELL.

Witness my hand and official seal, this the 26th of April, 2021.

Stacey Denson Palmer
Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

I, **Nicholas Brinkman**, 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 – Nicholas Brinkman

State of Kentucky

County of Boone

Personally appeared before me, MICHAEL J KEENEY, a notary public for this county and state, **Nicholas Brinkman** 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: 12/10/2021
Notary Seal (if on paper)

MICHAEL J KEENEY
Notary Public-State at Large
KENTUCKY - Notary ID # 603111
My Commission Expires 06-18-2022