THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434583** Karen Johnson Davidson County Batch# 643051 DEEDWARR 05/24/2021 11:03:03 AM 2 pgs Fees: $13.00 Taxes: $1,850.00 20210524-0069925	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. KB Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: David Cleland and Samantha Bogie 6633 River View Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 101 00 0 025.00

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, **Dorothy Sullivan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Cleland, unmarried, and Samantha Bogie, 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:

A certain tract or parcel of land in Davidson County, Tennessee in the 8th, formerly the 12th Civil District, described as follows to-wit:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for said County, being Lot No. 8 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the Northerly margin of a 40 foot private road at the Southeast corner of the property conveyed to S.G. Welch and wife, by Deed from Nan Bridgewater Dugger and husband, of record in Book 2294, Page 153, Register's Office for said County; thence with the Easterly line of said Welch property Northwardly 227.5 feet, more or less, to the low water mark of Cumberland River; thence with said low water mark South 73 degrees East 100 feet, more or less, to the Northwest corner of the property conveyed to Fred Webb Jackson by Deed from Nan Bridgewater Dugger and husband, of record in Book 2296, Page 413, said Register's Office; thence with the Westerly line of said Jackson property Southwardly 226.33 feet, more or less, to the Northerly margin of said 40 foot private road; thence with said Road Westwardly 100 feet to the beginning.

And there being also conveyed hereby all right as to road as set out in deed as follows: "There is a 40-foot roadway running along the Southerly line of the land above described, from Lot 1 to Overall Creek and also running from the Southwest corner of Lot 1 Southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of the grantor's herein."

Being the same property conveyed to Robert G. Sullivan and wife, Ruby G. Sullivan, by Warranty Deed from James L. Jackson and wife, Evelyn C. Jackson of record in Book 2593, Page 443, in the Register's Office of Davidson County, Tennessee, recorded on September 10, 1956. The said Ruby G. Sullivan, predeceased Robert G. Sullivan leaving him as surviving tenant by the entirety. Robert G. Sullivan having died intestate on February 19th, 1996. See Probate Case # 96P334 in the Probate Court of Davidson County, Tennessee. Dorothy Sullivan being the only heir of Robert G. Sullivan. See also affidavit of heirship of record in Book 10262, Page 998, in the Register's Office of Davidson County, Tennessee.

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 W.E. Watkins, as recorded in Plat Book 21, Page(s) 98.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2296, Page 411.

Easement for Flowage, recorded in Book 2147, Page 151.

Easement recorded in Book 2397, Page 63.

Easement for Joint Driveway, recorded in Instrument No. 20100903-0070167.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

Easement for the flow of the waters of the Cumberland river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland river (or creek).

This is improved property located at 6633 River View Drive Nashville TN 37209

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 20th day of May, 2021.

Dorothy Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy Sullivan, 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 20th day of May, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024