Name and Address of New Owner:
Troy L. Link and Katherine M. Link
1816 River Drive
Nashville, TN 37218

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21020498

Map and Parcel: 081 01 0 073.00

Karen Johnson Davidson County
Batch# 643549 DEEDWARR
05/25/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210525-0070615

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Richard Walsh executor for the estate of Gloria Jeanetta Walsh**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Troy L. Link and Katherine M. Link**, **husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 28, on Map of Hailey's Subdivision of Part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, according to survey and plat of same appearing of record in Book 547, page 155, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said lot No. 28 fronts 100 feet on the easterly side of River Drive and runs back between parallel lines 207 feet, more or less, on the northerly line and 220 feet, more or less, on the southerly line to the low water mark of Cumberland River.

Being the same property conveyed to Gloria Jeannette Walsh, AKA Gloria Jeanetta Walsh, by Installment Deed filed for record on June 29, 1983 in Book 6084, page 627, of the Register's Office of Davidson County, Tennessee. The said Gloria Jeanetta Walsh died testate on November 5, 2020, and pursuant to the Last Will and Testament filed for record in the Probate Court for Davidson County, Tennessee, Case No. 20P2106, the devisee of said estate is John Richard Walsh.

This conveyance is subject to the following: All matters including but not limited to restrictions set out in Book 1731, page 351; All matters including but not limited to flow of Cumberland River as set forth in Book 547, page 155; Flowage Easement of record in Book 2152, page 361, said all the Register's Offices.

County of Davidson taxes for the year 2021 and subsequent lien not yet ascertainable, due or payable.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1816 River Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand this 19th day of March, 2021.

John Richard Walsh executor for the estate of Gloria Jeanetta Walsh

BY: _____ EXECUTOR

State of Tennessee

County of Rutherford

Personally appeared before me, John Richard Walsh executor for the estate of Gloria Jeanetta Walsh with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of March, 2021

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

_____
Notary Public
My Commission Expires: 4/17/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 19th day of March, 2021.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 05/09/2023

True Copy Certification

I, Connie Taylor, 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

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212