THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $352,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2021. Notary Public My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 648353 DEEDWARR
06/03/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20210603-0074253

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittney Marthaller and Brock Marthaller 3829 Williamette Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0C-014.00 CO

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, **Page Kelley, Trustee of the Cardinal Seven Revocable Living Trust dated November 9, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vesting: Brittney Marthaller and Brock Marthaller, Wife and Husband.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Final Plat Riverbridge Community Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAGE KELLEY, TRUSTEE OF THE CARDINAL SEVEN REVOCABLE LIVING TRUST DATED NOVEMBER 9TH 2015, by deed from CRYSTAL R. COMPTON, NOW KNOWN AS CRYSTAL R. BUTTREY and husband, JONATHAN BRETT BUTTREY, of record in Instrument No. 20151222-0128438 , dated November 23, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 141-06-0C-014.00 CO.

Matters shown on the Plan of record in Instrument No. 20030213-0019997, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, Supplemented in Instrument No. 20030806-0111893, Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630, said Register's Office.

By-Laws of record in Instrument No. 20030218-0020999, said Register's Office.

Grant of easement of record as Instrument No. 20121114-0104692, said Register's Office.

This is improved property located at 3829 Williamette Drive Nashville TN 37221

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 28th day of May, 2021.

The Cardinal Seven Revocable Living Trust dated November 9, 2015

Page Kelley, Trustee

By: Page Kelley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Page Kelley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Cardinal Seven Revocable Living Trust dated November 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2021.

J Anderson

Notary Public



My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

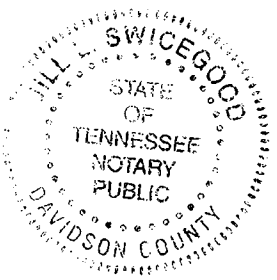
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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