Karen Johnson Davidson County
Batch# 659894 DEEDWARR
06/18/2021 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20210618-0082752

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. e-12477-RL

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $255,000.00 Affiant Katherine B Smith Subscribed and sworn to before me this 16th day of June 2021. Notary Public My Commission Expires: 10/23/2023 RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Jason Frazier & Victoria Frazier 3295 Harpeth Springs Drive, Nashville TN, 37221	New Owner	141-06-0D-086.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of One Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph Hart and Linda Hart, husband and wife** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jason Matthew Frazier, a married man and Victoria Leigh Frazier, an unmarried woman, tenants in common** (The "Grantee"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 86 on the Plan of Riverbridge Community, a Planned Unit Development, if record in Instrument No. 20030213-0019999, (also known as Townhomes of Riverbridge, a Horizontal Property Regime with Private Elements as established in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Hart and Linda Hart, husband and wife, by Warranty deed from Amanda Dean, Trustee of the 3295 Harpeth Springs Trust, dated November 1st, 2018, and recorded November 6th, 2018 in Instrument 20181106-0109909, in the Official records of Davidson County, Tennessee.

This is improved property known as 3295 Harpeth Springs Drive, Nashville TN, 37221.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Covenants as for record in Instrument No. 20030205-0016032, Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20050520-0056889 & By-Law of record in Instrument No. 20030218-0020999, said Register's Office.
3. Easement of record in Book 7601, Page 415, Instrument No. 20121114-0104692 and Instrument No. 20140114-0003778, said Register's Office.
4. Subject to all matters as shown on plat of record in Instrument No. 20030213-0019999, said Register's Office.
5. Subject to all matters on boundary plat of record in Instrument No. 20020709-0082561, said Register's Office
6. Right of Way Agreement of record in Book 1298, Page 244, said Register's Office.
7. Stormwater Detention Agreement as of record in Instrument No. 20021217-0155374, said Register's Office.
8. Deed to Riverbridge Community HOA recorded in Instrument No. 20030303-0027395, said Register's Office.
9. Charter of Riverbridge Community HOA of record in Instrument No. 20030218-0020998, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of June 2021.

Joseph Hart

Linda Hart

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Joseph Hart and Linda Hart, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 15th day of June 2021.

Notary Public

My Commission Expires: May 5, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

