Karen Johnson Davidson County
Batch# 670085 DEEDWARR
07/02/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210702-0089877

#36369

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210535349**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2021. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Daniel Killian, Trustee P O Box 340020 Nashville, TN 37203	Send Tax Bills To: New owner P.O. Box 340020 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 083-07-0T-001.00-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, **Riverside Park, GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Killian, Trustee of the Waters Ave Trust u/a/d June 30, 2021., WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee being Unit 1 and common areas, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 942 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150316.0022506, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Riverside Park, LLC, a Tennessee limited Liability Company by Warranty deed from John Donelson, an unmarried man of record in Instrument No. 20150406-0030020 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 06, 2015. The said Riverside Park, LLC, merged into Riverside Park, GP, a Tennessee General Partnership – see Acknowledgement of Merger of record in Book 7543, Page 862, recorded on January 17, 2019, Register's office of Williamson 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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for 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 20150316-0022506 and amended in Instrument No. 20150420-0034944 and in

Instrument No. 20161006-0105567, 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
Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20150506-0041402, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 48 Waters Avenue Nashville TN 37206

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 30th day of June, 2021.

Riverside Park, GP

BY: _____
Tony Harris, General Partner

BY: _____
Tami Harris, General Partner,

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Tony Harris and Tami Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of Riverside Park, GP, a Tennessee General Partnership, the within named bargainor, and that they as such General Partners have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid General Partners.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of June, 2021.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 13, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

