Karen Johnson Davidson County
Batch# 678732 DEEDWARR
07/19/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210719-0096238

WARRANTY DEED

B. GREEN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

B. GREEN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Davidson Springs and Abigail Claire Gravalec Kunz	New owners	
(NAME) 4961 Riverbank Drive,	(NAME)	85040A46300CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David P. Duarte and Thomas W. Gannon, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Springs, AKA John Davidson Springs, a single man and Abigail Claire Gravalec Kunz a single woman, joint tenants with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 463 on the Plan of Final Plat, The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 2 Planned Unit Development of record in Plat at Instrument No. 20190211-0012587, 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 David P. Duarte and Thomas W. Gannon, a married couple by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20200220-0018696 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 20, 2020. (Value of consideration shown in aforementioned deed $441,231.00.)

Being the same property previously conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation by Warranty deed from Ravenwood Country Club, LLC and David C. Watkins, Jr. individually and as successor in interest of Ravenwood Country Club, LLC of record in Instrument No. 20161026-0112982 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 26, 2016. (Value of consideration shown in aforementioned deed $2,500,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters shown on the Plan of record as Instrument Number 20190211-0012587, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090310-0021482, as amended in Instrument No. 20090407-0031921; Instrument No. 20090623-0058338; Instrument No. 20120202-0009628; Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472, 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. Quitclaim Deed for Common Area of record in Instrument Number 20090310-0021483, Homeowners Association

Agreement of record in Instrument Number 20090310-0021483, Stormwater Maintenance Agreement of record in Instrument Number 20170419-0038221, Subject to rights of others in and to the common areas and/or elements **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4961 Riverbank Dr. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, 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 my hand this 9th day of July, 2021.

David P. Duarte by Nichole Dowling, Attorney in Fact

David P. Duarte, by Nichole Dowling as Attorney in Fact

Thomas W. Gannon by Nichole Dowling, Attorney in Fact

Thomas W. Gannon, by Nichole Dowling as Attorney in Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th day of July, 2021 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Nichole Dowling, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Attorney-in-fact for David P. Duarte and Thomas W. Gannon and that she as such Attorney-in-fact executed the foregoing instrument as the free act and deed of David P. Duarte and Thomas W. Gannon.

WITNESS my hand and official seal at office this 9th day of July, 2021.

Angela G. Batson
Notary Public

My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-9-21.

Affiant Signature

7-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON