Karen Johnson Davidson County
Batch# 681173 DEEDWARR
07/22/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210722-0098360

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

Affiant

Sworn to and subscribed before me this 16th day of July, 2021.

Notary Public
My Commission Expires: 4/22/23

STATE OF TENNESSEE NOTARY PUBLIC
LELAND L. COLEMAN, JR.
SUMNER COUNTY MY COMM. EXP.

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Nicholas Robert O'Sick Jessica Lysette O'Sick	1075 Riverspring Drive	Owner	
1075 Riverspring Drive			**126-16-0A-432.00-CO**
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **James Elliot Denney and Kassie Lynn Denney, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Nicholas Robert O'Sick and Jessica Lysette O'Sick, Husband And Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 504 on the Plan of Final Plat Parkview at Riverwalk, Phase 1, a Cluster Lot Development record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Elliott Denney and Kassie Lynn Denney, Husband and Wife by Warranty deed from Matthew A. Dyer and Allyson L. Dyer, Husband and Wife of record in Instrument No. 20180220-0015868 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Riverwalk, with By-Laws of Riverwalk Homeowner's Association, Inc. appended thereto, of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, 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.
Charter of Riverwalk Nashville Homeowners Association Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
Open Space and Common Area of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
Easement for Roads & Utility Access of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
Easement for Landscape Agreement of record as Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
Easement for Public Utilities of record as Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
Possible right of CSX Transportation Railroad Railroad to increase its right-of-way to the full extent of its charter.
Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
Subject to the flow of Harpeth River, and any creeks, streams, or branches across subject property.
Subject to rights of others in and to the common areas and/or elements.

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

WITNESS my hand this the 16th day of July, 2021.

James Elliott Denney by Kassie Lynn Denney as attorney in fact.

James Elliot Denney by Kassie Lynn Denney
his attorney in fact

Kassie Lynn Denney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Kassie Lynn Denney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kassie Lynn Denney**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **James Elliott Denney**, and acknowledged that she executed the same as the free act and deed of the said **James Elliott Denney**.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Certificate of Authenticity

I, Debra Paulsson, 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 7-16-2021.

Date

D Paulsson

Affiant Signature

7-16-2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.