Karen Johnson Davidson County
Batch# 687885 DEEDWARR
07/30/2021 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,346.73
20210730-0102879

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36452-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $634,250.00. Affiant Subscribed and sworn to before me this 29th day of July, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David M. Diefenthal 6452 Riverplace Drive Nashville, TN 37221	new owner	Map and Parcel No.: 126160A19700CO

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, **Kelly S. Komara and spouse, Jennifer L. Tworek-Komara**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David M. Diefenthal** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6452 Riverplace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of July, 2021.

Kelly S. Komara

Jennifer L. Tworek-Komara by Kelly S. Komara her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly S. Komara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly S. Komara., with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jennifer L. Tworek-Komara, and she is authorized by Jennifer L. Tworek-Komara, to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverwalk Phase 1A Section 2 and Phase 1B Section 2, as of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly S. Komara and spouse, Jennifer L. Tworek-Komara, by deed dated August 3, 2016 from Lewis D. Johnson, Jr. and wife Judy A Johnson, of record in Instrument No. 20160805-0081527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, 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.
3. All matters appearing on the Plan of record as Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1, page 25 and 121 and Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
5. Easement for road and utility access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and Book 4230, page 987, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 513, page 396, Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, page 315, 318 and 324, and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
10. Landscape Easement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240, and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.
12. Easement granted to US Sprint Communications Co. of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.
13. Rights of upper and lower riparian owners in and to the waters of The Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Certificate of Authenticity

I, Russell T. McCann, 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 July 29, 2021.

Date

Affiant Signature

7/29/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

June 21, 2025