WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-P-21-6252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 692585 **DEEDWARR**
08/06/2021 02:43:35 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20210806-0106434

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
James Adam Miller and Rachel Marie Miller	**CrossCountry Mortgage, LLC**	
(NAME) **6252 Rivervalley Drive**	(NAME) **6850 Miller Road**	**126-16-0A-533.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY BAIN MCCOY AND ERICA MCCOY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES ADAM MILLER AND RACHEL MARIE MILLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 325, on the Plan of Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607 as corrected in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Zachary Bain McCoy and Erica McCoy, husband and wife by Warranty deed from Jessica L. Owen, unmarried of record in Instrument No. 20170907-0091914 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 07, 2017.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of 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 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691, Instrument No. 20040430-0049313, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.
• Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
• Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587, in the Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
• Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
• Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647 and Book 4230, Page 987, 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 Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee.
• Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
• Strom Water Detention Agreement of record in Instrument Number 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20031014-011984, Register's Office of Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20060803-0094771 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6252 Rivervalley Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF AUGUST, 2021.

Zachary Bain McCoy

Erica McCoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY BAIN MCCOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
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, ERICA MCCOY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212