THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1379

Karen Johnson Davidson County
Batch# 718262 DEEDWARR
09/16/2021 12:55:31 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20210916-0124719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($385,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SIVALEE MAULDIN AND NATHANIEL MAULDIN (ALSO KNOWN AS NATHAN MAULDIN), A MARRIED COUPLE AND DEBRA SCOTT, A MARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto SHANE KUHLMAN AND ROBYN HESSE, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Lying and being in the Twenty-third Councilmanic District Davidson County, State of Tennessee, being Lot No.128, of the Riverwalk Subdivision, Section 1, Phase 1B, as shown on plat of record in Instrument number 20011026-0117231, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sivalee Plummer, a single woman and Debbie Free, a single woman, joint tenants with rights of survivorship by deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, dated January 7, 2003 and of record in Instrument Number 20030108-0003420, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Sivalee Mauldin, a married woman and Debra Scott, a married woman, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Sivalee Mauldin, formerly known as Sivalee Plummer, married woman, who acquired title as a single woman, joint tenants with right of survivorship, dated July 15, 2013 and of record in Instrument number 20130731-0079746, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Sivalee Mauldin and Nathaniel Mauldin, wife and husband, and Debra Scott, a married woman, as joint tenants with right of survivorship, and not as tenants in common, by Quitclaim Deed from Sivalee Mauldin, a married woman, and Debra Scott, a married woman, as joint tenants with right of survivorship and not as tenants in common, dated April 16, 2020 and of record in Instrument Number 20200508-0048004, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-216872

This conveyance is made subject to the following:

1. Subject to the right-of-way of Bridgewater Drive.

2. Declaration of Covenants, Conditions, Restrictions and By-Laws for Riverwalk of record in Instrument No. 20011105-01211083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 200405060051985, Instrument No. 20050308-0025001, Instrument No. 2000603020-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Road and Utility Access Easements of recor din Instrument No. 20010706, 0072536, , in the Register's Office of Davidson County, Tennessee.

4. Storm water Detention Agreements of record in Instrument Nos. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040318-0030734, and Instrument No. 20040826-0103240, in the Register's Office of Davidson County, Tennessee.

5. Landscape Agreement in favor of Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20010919-0101280, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Taking of record in Book 4205, Page 194, and Book 4226, Page 715, in the Register's Office of Davidson County, Tennessee.

7. Grant of Transmission Line Easement of record in Book 4230, Page 987, and Book 4257, Page 647, in the Register's Office of Davidson County, Tennessee.

7. Easement of record in Book 751, Page 375, and Book 787, Page 7, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument No. 20021125-0145984, and Instrument No. 20040812-0097619, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SIVALEE MAULDIN executes this instrument on behalf of DEBRA SCOTT pursuant to a power of attorney of record in Instrument No. 20210916-0124718, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed as and for the 3rd day of September, 2021.

SIVALEE MAULDIN

NATHANIEL MAULDIN

DEBRA SCOTT by SIVALEE MAULDIN, Attorney -In-Fact

STATE OF Texas
COUNTY OF Gillespie

Before me personally appeared SIVALEE MAULDIN, individually and as Attorney-in-Fact for DEBRA SCOTT, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed and as the free act and deed of DEBRA SCOTT.

WITNESS MY HAND and official seal at office in said County this 4th day of September, 2021.

NOTARY PUBLIC

My commission expires: 06-02-25

KAYLA RYLAND
Notary Public, State of Texas
Comm. Expires 06-02-2025
Notary ID 133132992

STATE OF Texas
COUNTY OF Gillespie

Before me personally appeared NATHANIEL MAULDIN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 3rd day of September, 2021.

NOTARY PUBLIC

My commission expires: 06-02-25

KAYLA RYLAND
Notary Public, State of Texas
Comm. Expires 06-02-2025
Notary ID 133132992

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of September, 2021.

KAYLA RYLAND
Notary Public, State of Texas
Comm. Expires 06-02-2025
Notary ID 133132992

NOTARY PUBLIC

My commission expires: 06-02-25

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Map & Parcel No: 126 16 0A 128.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
SHANE KUHLMAN and ROBYN HESSE
6872 Bridgewater Drive
Nashville, TN 37221