Karen Johnson Davidson County
Batch# 729868 DEEDWARR
10/04/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211004-0133239

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837059

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2021.

Notary Public
My Commission Expires: 9/2/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Patrick Johnson and Rachel Boyd Johnson 7341 Riverfront Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 600.00

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, **Carl Dail Weaver, III and Susan Beth Weaver, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Patrick Johnson and Rachel Boyd Johnson, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268, on the Plat of Riverwalk, Phase 4B, as of record as Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Beth Weaver and Carl Dail Weaver, III, wife and husband, by Warranty Deed from Philip Davis Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20181204-0118052, in the Register's Office of Davidson County, Tennessee, dated November 27, 2018 and recorded on December 04, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk Phase 4B, as recorded in PlatInstrument No. 20060907-0110507

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Riverwalk Community, as recorded in PlatInstrument No. 20011024-0115969

Declaration of Covenants, Conditions and Restrictions recorded 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, and Scrivener's Affidavit recorded in Instrument No. 20210324-0038869, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502.

Easement recorded in Book 513, Page 396; Book 751, Page 375 and Book 787, Page 7.

Easement for Right of Way, recorded in Book 4205, Page 194 and Judgment of record in Book 4226, Page 715.

Easement for Transmission Line, recorded in Book 4257, Page 647.

Easement for Dedication of Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619.

Easement for Declaration of Road and Utility Access, recorded in Instrument No. 20010706-0072536.

Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

This is improved property located at 7341 Riverfront Drive Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of September, 2021.

Carl Dail Weaver, III

Susan Beth Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Dail Weaver, III and Susan Beth Weaver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 September 30, 2021.

Signature
Date: September 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of September, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD