WARRANTY DEED

Karen Johnson Davidson County
Batch# 751370 DEEDWARR
11/08/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211108-0149085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Ashlee Ridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF NOVEMBER, 2021.

Jacqueline G Rivers
Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kate Waid and Jacob Waid	SEND TAX BILLS TO: KATE WAID AND JACOB WAID	MAP-PARCEL NUMBERS
(NAME) 3200 RIVERWALK DR	(NAME) 3200 RIVERWALK DRIVE	085120A05400CO
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Samantha K. McPhail and Brandon McPhail, wife and husband** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kate Waid and Jacob Waid, wife and husband** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 48 on the Plan of Rivers Edge, Section Three, Jackson Downs, Phase Two of record in Plat Book 9700,Page 689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha K. Amezcua and Brandon McPhail, both unmarried, by virtue of that certain Warranty Deed dated February 22, 2019, and being of record at Instrument No. 20190227-0117592 in the Register's Office of Davidson County, Tennessee.

Smantha K. Amezcua having since married Brandon McPhail, being one and the same and now known as Samantha K. McPhail.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 9700, Page 689, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 9820, Page 334, Book 110981, Page 1, 21 and Instrument No. 20100927-0076802, Easements of record at Book 9700, Page 41 and Book 9857, Page 77, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 3200 River Walk Dr. Nashville, TN 37214 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of November, 2021.

Samantha McPhail

Samantha K. McPhail

Brandon McPhail

Brandon McPhail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Samantha K. McPhail and Brandon McPhail**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of November, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 7-8-22



Certificate of Authenticity

I, Holly A Mason, 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 11/2/21.

Affiant Signature

11/2/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

202111080149085