THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1745

Karen Johnson Davidson County
Batch# 752190 DEEDWARR
11/09/2021 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20211109-0149759

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($430,000.00) cash in hand paid, the receipt of which is hereby acknowledged, EDGAR J. WILSON, JR. AND DEBRA WILSON, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto BESNIK MYRTOLLARI AND FLORA MYRTOLLARI, HUSBAND AND WIFE, their successors, heirs and assigns ("the Grantees "), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edgar J. Wilson, Jr. by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument Number 20120925-0087179, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to all matters as shown on plat of record in Plat 20120510-0040662, for the Villages of Riverwood, Section One, Phase 2B, Lot 189, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants and Restrictions for the Villages of Riverwood Instrument No. 20080408-0035557, Supplementary Declarations Instrument No. 20110724-0032201, Supplementary Declarations Instrument No. 20140424-0034613, Supplementary Declarations Instrument No. 20140424-0034614, Supplementary Declarations Instrument No. 20140424-0034615, Supplementary Declarations Instrument No. 20140424-0034616, Supplementary Declarations Instrument No. 20140424-0034617, Supplementary Declarations Instrument No. 20140424-0034618, Supplementary Declarations Instrument No. 20140416-0031645, Supplementary Declarations Instrument No. 20140416-0031646, Supplementary Declarations Instrument No. 20150812-0080705, Supplementary Declarations Instrument No. 20151106-0113217, Supplementary Declarations Instrument No. 20160226-0018415, Supplementary Declarations Instrument No. 2016021-0111233, Supplementary Declarations Instrument No. 20170621-0062256, Supplementary Declarations Instrument No. 20170621-0062258, Amendment to Declarations of Covenants, Conditions, and Restrictions for the Villages of Riverwood Instrument No. 20170906-0091483, Supplemetary Declarations of record in Instrument No. 20180502-0041808, all in the Register's Office of Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities Metropolitan Government of record in Instrument Number 20070713-0083651 and 20100301-0015327, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Abandonment of Certain Electric Transmission Line Rights-of-way by United States of America and Tennessee Valley Authority

Instrument No. 20141103-0101036 (Book 4586, Page 242), in the Register's Office of Davidson County, Tennessee.

5. Storm Water Drainage Easement Agreement of record in Instrument No. 20051219-0152202, 20100108-0001965, 20100108-0001966, all in the Register's Office of Davidson County, Tennessee.

6. Declaration of Easement for Villages of Riverwood Instrument No. 20081209-0118828, in the Register's Office of Davidson County, Tennessee.

7. Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20081209-011828, in the Register's Office of Davidson County, Tennessee.

8. Grant of Easement of record in Instrument Number 20090109-0002452, in the Register's Office of Davidson County, Tennessee.

9. Slope Easement Agreement of record in Instrument Number 20100108-0001968, in the Register's Office of Davidson County, Tennessee.

10.Temporary Slope Easement Agreement for Riverwood Village Boulevard of record in Instrument No. 20100108-0001967, in the Register's Office of Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324, in the Register's Office of Davidson County, Tennessee.

12. Easement in favor of First Suburban Water Utility District of record in Book 7621, Page 276, in the Register's Office of Davidson County, Tennessee.

13. Subject to Homeowners Association for Villages of Riverwood.

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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 3rd day of November, 2021.

EDGAR J. WILSON, JR.

DEBRA WILSON

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 3rd day of November, 2021, before me personally appeared EDGAR J. WILSON, JR. and DEBRA WILSON, 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 November, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $430,000.00, 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 November, 2021.

NOTARY PUBLIC

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/24

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Map & Parcel No: 097 A 189.00

ADDRESS OF NEW OWNERS
BESNIK MYRTOLLARI and FLORA MYRTOLLARI
1208 Riverbirch Way
Hermitage, TN 37076

SEND TAX BILLS TO:
AmeriSave Mortgage Corp.
3525 Piedmont Rd. NE, Ste 1600
Atlanta, GA 30305

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 4, 2021.

Tori Cole

Affiant Signature

Date: 11/4/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 4, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

