WARRANTY DEED

Karen Johnson Davidson County
Batch# 783359 DEEDWARR
01/03/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,744.18
20220103-0000693

G-SB-RW-21-781

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karlee J. Lyons and Sidney Lucas Hedrick	FNB BANK	
(NAME) **781 Mill Creek Meadow Drive**	(NAME) 50 FRANKLIN STREET	**095-02-0C-034.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) CLARKSVILLE, TN 37040	
(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, **RIVERWALK AT MILL CREEK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARLEE J. LYONS, AN UNMARRIED WOMAN, AND SIDNEY LUCAS HEDRICK, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** 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 Unit 34, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D", as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180307-0021557, as amended in Instrument No. 20180404-0031782, 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 a part of the same property conveyed to Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20180306-0021210, as corrected by Scrivener's Affidavit of record in Instrument No. 20180307-0021681, Register's Office for Davidson County, Tennessee, dated March 6, 2018 and recorded on March 6, 2018.
Being a part of the same property conveyed to Riverwalk Land Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust of record in Instrument No. 20180302-0019987 Register's Office for Davidson County, Tennessee, dated March 2, 2018 and recorded on March 2, 2018.
Being a part of the same property conveyed to Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust by Quitclaim deed from Brett Alan Wesnofske of record in Instrument No. 20180301-0019585 Register's Office for Davidson County, Tennessee, dated March 1, 2018 and recorded on March 1, 2018.
Being a portion of the same property conveyed to Brett Alan Wesnofske by Warranty Deed from Thomas W. Beasley, by and through his Court Appointed Conservator, Jan B. Todd, recorded in Instrument No. 20101213-0099160, dated December 10, 2010 and recorded December 13, 2010, Register's Office Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180306-0021073, as amended in Instrument No. 20180404-0031783 and Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, Register's Office for Davidson County, Tennessee.
• Charter for Riverwalk at Mill Creek Homes Association, Inc. of record in Instrument Number 20180308-0021802 and 20180308-0021803, in the Register's Office for Davidson County, Tennessee.
• Restriction for Stormwater Facilities and Systems of record in Instrument Number 20120823-0075988, in the Register's Office for Davidson County, Tennessee.

- Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20190123-0006609, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4940, Page 751, 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: **781 Mill Creek Meadow Drive, Nashville, Tennessee 37214**.

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 22nd DAY OF DECEMBER, 2021.

Riverwalk at Mill Creek Homes, LLC, a Tennessee Limited Liability Company

BY: Brian Mitchell

Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RIVERWALK AT MILL CREEK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Christie Daniels, 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 December 22, 2021.

Date

Christie Daniels

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of December, 20 21.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY