Karen Johnson Davidson County
Batch# 788028 DEEDWARR
01/12/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220112-0004028

# WARRANTY DEED

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

G-FRE-21-2560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 3rd DAY OF ~~DECEMBER, 2021~~. January, 2022

Elja Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

**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) |
|---|---|---|
| **Benjamin Multer** | Movement Mortgage | |
| (NAME) **2560 River Trail Drive** | (NAME) 8024 Calvin Hall Road | **097-02-0A-442.00-CO** |
| (ADDRESS) **Hermitage, TN 37076** | (ADDRESS) Indian Land, SC 29707 | |
| (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, **MARGARET A. KESTLER, AN UNMARRIED WOMAN AND ALEC KESTLER, AN UNMARRIED MAN AND GWENDOLYN BAILEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN MULTER, A MARRIED MAN,** 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 Lot No. 442 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Plat at Instrument No. 20140210-0011584, 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 Margaret A. Kestler, a married woman and Gwendolyn Kestler, a single woman and Alec Kestler, a single man all as Tenants in common with rights of survivorship by Warranty deed from Alan J. Williams, an unmarried man of record in Instrument No. 20180110-0003291 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 10, 2018.

The above referenced property has never been the principal martial residence for any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument Number 20140210-0011584, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, and Amended record in Instrument Number :20170906-0091483, supplemented and made applicable to Phase 4E in Instrument Number 20140416-0031645, Register's Office for Davidson County, Tennessee.
- Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, Instrument Number 20150812-0080704, and Instrument Number 20151106-0113218, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070713 0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395 in the aforesaid Register's Office.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20140903-0080257, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Elements of record in Instrument Number 20160226-0018414, 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: **2560 River Trail Drive, Hermitage, Tennessee 37076**.

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 29th DAY OF DECEMBER, 2021.

Margaret A. Kestler by Adam Jefferson,
Attorney in Fact

Alec Kestler by Adam Jefferson,
Attorney in Fact

Gwendolyn Bailey by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET A. KESTLER and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET A. KESTLER.

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALEC KESTLER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEC KESTLER.

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GWENDOLYN BAILEY, and who acknowledged he/she/they executed the same as the free act and deed of the said GWENDOLYN BAILEY.

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 01/05/2022 ____ (date of document).

Affiant Signature

01/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025