Karen Johnson Davidson County
Batch# 820426 DEEDWARR
03/11/2022 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220311-0028845

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23 Day of Feb, 2022

Notary Public
My Commission expires: 7-7-25

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Devin James Richter
2286 Nashboro Blvd,
Nashville, TN 37217

SEND TAX BILLS TO:
Devin James Richter
2286 Nashboro Blvd,
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 135120E24500CO

WARRANTY DEED
22NT00184

Effective the 28 Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kenneth D. Cavins and Barbara B. Cavins

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Devin James Richter, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 245 on the Plan of Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on plat of record in Plat Book 4660, page 159, and as shown on amended in Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Kenneth D. Cavins and Barbara B. Cavins, husband and wife by Warranty Deed from Marquis Homes, LLC dated 07/25/2008 recorded 07/28/2008 in Book na, Page na, as Document Number 20080728-0076770, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Devin James Richter, unmarried man by Warranty Deed from Kenneth D. Cavins and Barbara B. Cavins, husband and wife dated ___/____/_____ recorded ___/____/_____ in Book ____, Page ___, as Document Number _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable_

Subject to all matters as set forth per Plat Book 4660, Page 159, and as amended in Instrument No. 200311180168332, Register's Office of said County.
Charter and By-Laws of Fairway Pointe HOA of record in Book 11703, page 520,and Book 11703, page 560 as amended in Instrument No. 20031118-0168332 Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Deed Book 4827, Page 14, at Instrument No. 200103220027768, and in Book 11703, Page 520, Register's Office of said County
Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe of record as Instrument No. 20020710-0083054 Register's office for Davidson County, Tennessee.
Subject to all matters of record in Instrument No. 20020820-0100664 Register's Office for Davidson County, Tennessee
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property commonly known as: 2286 Nashboro Blvd, Nashville, TN 37217-4859

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23rd day of Oct, 2022

Kenneth D. Cavins

Kenneth D. Cavins

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kenneth D. Cavins** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of Oct, 2022.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Expires 1/16/2024

Witness our hands this the 25th day of Oct, 2022

Barbara B. Cavins

State of TN)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara B. Cavins** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of Oct 2022.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

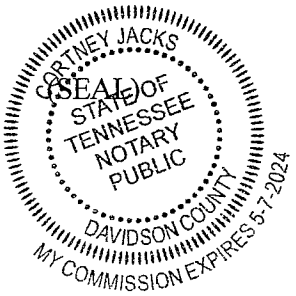
I, Christine Sisson do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Feb. 23, 2022 (date of document).

Affiant Signature

Feb. 23, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of February, 2021.



Notary's Signature
My Commission Expires: