Karen Johnson Davidson County
Batch# 843499 DEEDWARR
04/21/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220421-0046233

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #22-DM-7369-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-18-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Nichols and Grace Nichols	U.S. Bank Home Mtg.	
(NAME)	(NAME)	
7369 Riverfront Drive	9380 Excelsior Blvd. 3rd Floor	**126 16 0A 567.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Hopkins MN 55343	
(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, **TYLER E. HUDSON AND LEANNE E. HUDSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY NICHOLS AND GRACE NICHOLS, HUSBAND AND WIFE,** 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. 202 on the Plan of Riverwalk, Phase 4A, of record in Instrument No. 20060214-0017733, 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 Tyler E. Hudson and Leanne E. Hudson, husband and wife, by Warranty Deed from Laurel N. Jamieson-Wilson, a married woman, of record in Instrument No. 20180531-0051952, in the Register's Office of Davidson County, Tennessee, dated May 29, 2018 and recorded on May 31, 2018.

This conveyance is subject to:
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk Phase 4A, as recorded in Instrument No. 20060214-0017733.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Plat Riverwalk Community, as recorded in Instrument No. 20011024-0115969.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument No(s). 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, as corrected by Scrivener's Affidavit of record in Instrument No. 20210324-0038869, further amended in Instrument No(s). 20061103-0136691 and 20061214-0154502.
* Easement recorded in Book 513, Page 396, Book 787, Page 7 and Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
* Easement for Right-of-Way, recorded in Book 751, Page 375.
* Easement and Right-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, and Judgment of record in Book 4226, Page 715.
* Easement for Transmission Line, recorded in Book 4257, Page 647.
* Easement for Public Utilities, recorded in Book 7526, Page(s) 315, 318 and 324.
*Easement for Declaration of Road and Utility Access, recorded in Instrument No. 20010706-0072536.

* Easement for Stormwater Detention Agreement, recorded in Instrument No(s). 20010919-0101279 and 20040826-0103240.
* Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
* Charter Right of Way for CSX Transportation Railroad.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7369 Riverfront Drive, Nashville, TN 37221.**

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 14th day of April, 2022.

Tyler E. Hudson

Leanne E. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Tyler E. Hudson, 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, at office, this 14th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Leanne E. Hudson, 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, at office, this 14th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Nick Harris, 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 4/14/2022.

Date

Affiant Signature

4/14/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

My Commission Expires: 3.7.23

Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY