THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440781**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $352,500.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2022. Notary Public My Commission Expires: 5.14.25

Karen Johnson Davidson County
Batch# 873298 DEEDWARR
06/16/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20220616-0069269

CATHERINE FRANCIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Brianna L. Nelson 1321 Riverbrook Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097 02 0A 303.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Moore, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brianna L. Nelson, a single woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 303, as shown on the map entitled the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Plat Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Moore, an unmarried woman, by Warranty Deed from Angela K. Bauknecht and Garth C. Bauknecht, wife and husband, of record in Instrument No. 20210609-0077410, in the Register's Office of Davidson County, Tennessee, dated June 08, 2021 and recorded on June 09, 2021.

Being the same property conveyed to Angela K. Bauknecht and Garth C. Bauknecht, Wife And Husband, by Warranty Deed from Brandy N. Davis, Unmarried, of record in Instrument No. 20150505-0041104, in the Register's Office of Davidson County, Tennessee, dated May 04, 2015 and recorded on May 05, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Section One, Phase 3B, Revision One, as recorded in Plat Instrument No. 20120502-0037433.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, Supplemented in Instrument No. 20140424-0034614 and Amended in Instrument No. 20170906-0091483.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structures recorded in Instrument No. 20120320-0023510.

Easement for Right-of-Way, recorded in Book 4049, Page 395.

Easement for Transmission Lines, recorded in Book 4586, Page 242 and in Instrument No. 20141103-0101036.

Easement for Sewer, recorded in Book 4764, Page 324.

Easement for Utility, recorded in Book 7621, Page 276.

Easement for Sewer & Pumping Station, recorded in Instrument No. 20051219-0152201.
Easement for Common Use, Maintenance & Utility, recorded in Instrument No. 20081209-0118828.

Easement for Stormwater Drainage, recorded in Instrument No. 20051219-0152202 and Instrument No. 20100108-0001965.

Easement for Stormwater Drainage and Detention, recorded in Instrument No. 20100108-0001966.

Easement for Slope, recorded in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968.

Easement recorded in Instrument No. 20090109-0002452.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083651.

This is improved property located at 1321 Riverbrook Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2022.

Jessica Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 June 9, 2022.

Affiant
Date: June 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of June 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY