Box 14
35934-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 878139 DEEDWARR , Inc.
06/27/2022 10:28:30 AM 2 pgs
Fees: $13.00 Taxes: $2,379.10

20220627-0073137

File #22-DM-7553-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Angie Hoang	**Pinnacle Bank**	
(NAME)	(NAME)	
7553 Watervale Dr.	**150 3rd Avenue South, Ste 1000**	**126 16 0A 577.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37201**	
(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, **JUSTIN C. MERCIER AND CHELSEALYNE MERCIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGIE HOANG, AN UNMARRIED WOMAN,** 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. 244 on the Plan of Riverwalk, Phase 4B of record in Plat at Instrument No. 20060907-0110507, 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 Daniel P. Markey, an unmarried person, by Warranty Deed from Craig S. Dore and Amy B. Dore, husband and wife, of record in Instrument No. 20161123-0123673, in the Register's Office of Davidson County, Tennessee, dated November 18, 2016 and recorded on November 23, 2016.

Being the same property conveyed to Daniel P. Markey and Amy Louise Denkler Roehl, As Joint Tenants with Right of Survivorship, by Quitclaim Deed from Daniel P. Markey, of record in Instrument No. 20170811-0082317, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on August 11, 2017.

Being the same property conveyed to Justin C. Mercier and Chelsealyne Mercier, husband and wife, by Warranty Deed from Daniel P. Markey, Unmarried and Amy Louise Denkler Roehl, Unmarried, of record in Instrument No. 20200731-0084714, in the Register's Office of Davidson County, Tennessee, dated July 29, 2020 and recorded on July 31, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk, Phase 4B, as recorded in Instrument No. 20060907-0110507.
*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.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Newsom Land, as recorded in Plat Book 1, Page(s) 25 and Plat Book 1, Page 121 (Image not available).

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, and amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.
*Easement recorded in Book 513, Page 396; Book 751, Page 375 and Book 787, Page 7.
*Easement for Right of Way, recorded in Book 4205, Page 194 and Book 4226, Page 715.
*Easement for Transmission Line, recorded in Book 4230, Page 987 and Book 4257, Page 647.
*Easement for Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619.
*Easement for Declaration of Road and Utility Access, recorded in Instrument No. 20010706-0072536.
*Easement for Ingress and Egress, recorded in Instrument No. 20040507-0052414.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919- 0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240.
*Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7553 Watervale 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 23rd day of June, 2022.

Justin C. Mercier

Chelsealyne Mercier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared Justin C. Mercier and Chelsealyne Mercier, 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 23rd day of June, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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