Karen Johnson Davidson County
Batch# 881670 DEEDWARR
06/30/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220630-0075867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #22-DM-7317-P

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)
Justin Mercier and Chelsealyne Mercier	**SAME**	
(NAME)	(NAME)	**126 16 0A 594.00**
7317 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RYAN S. DOSTER AND KRISTEN M. DOSTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN MERCIER AND CHELSEALYNE MERCIER, 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, Being Lot No. 274 on the Plan of Final Plat Riverwalk Phase 4B, of record as 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 Ryan S. Doster and Kristen M. Doster, husband and wife, by Warranty Deed from Adam C. Pace and wife, Angela L. Pace (correctly known as "Angelia" L. Pace), of record in Instrument No. 20140604-0048527, in the Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 4, 2014.

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 .
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083. as Amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502.
*Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.
*Easement recorded in Book 4205, Page 194 and Book 4226, Page 715.
*Easement for Grant of Transmission Line, recorded in Book 4257, Page 647.
*Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Instrument No. 20021125-0145984, Instrument No. 20040812-0097619.
*Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279,

Instrument No. 20021119-0143687 and Instrument No. 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: **7317 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 27th day of June, 2022.

Ryan S. Doster By C. Loy Carney Attorney In Fact
Ryan S. Doster by C. Loy Carney,
his Attorney-In-Fact

Kristen M. Doster By C Loy Carney Attorney In Fact
Kristen M. Doster by C Loy Carney,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Ryan S. Doster and acknowledged that he executed the same as the free act and deed of the said Ryan S. Doster.

Witness my hand, at office, this 27th day of June, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, 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 Kristen M. Doster and acknowledged that he executed the same as the free act and deed of the said Kristen M. Doster

Witness my hand, at office, this 27th 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

True Copy Certification

I, **Diane March,** 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 this the 27th day of June, 2022.

Affiant Signature
Date 06/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

