Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

D

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641525

Karen Johnson Davidson County
Batch# 887040 DEEDWARR
07/11/2022 11:10:31 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220711-0079382

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melanie Tomlyn 4030 Hoggett Ford Road Hermitage TN 37076	New Owner	Tax Parcel ID No. 097-02-0A-259.00

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, **Austin James Rogers and Samantha Alicia Senkowski n/k/a Samantha Alicia Rogers, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Melanie Tomlyn , unmarried**, ("Grantee"), her 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. 259 on the Plan of Final Plat Villages Riverwood Section One, Phase 3A, Revision One of record in Plat Book 2, Page 160 and Revised at Instrument No. 20110630-0050230, 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 Austin James Rogers, an unmarried man, and Samantha Alicia Senkowski, an unmarried woman, as Tenants in Common with Right of Survivorship by Warranty deed from David Lagrande Jones, Jr., unmarried of record in Instrument No. 20200324-0031728 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 24, 2020.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2, Page 160 and Revised at Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and Instrument No. 20170906-0091483, Registers Office for Davidson County Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of common areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971, Instrument Number 20110427-0032200, and Instrument Number 201508120080705, in the Registers Office for Davidson County Tennessee.

Transmission Line Easement of record in Book 4586, Page 242, in the Registers Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Registers Office for Davidson County, Tennessee.
Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Registers Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County Tennessee.
Sanitary sewer and pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County Tennessee.
Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County Tennessee.
Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County Tennessee.
Easement(s) of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the aforesaid Register's Office.
Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structures of record in Instrument Number 20110718-0054638, in the Register's Office for Davidson County Tennessee.

This is improved property located at 4030 Hoggett Ford Road 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, Grantors have executed this instrument on this 8th day of July, 2022.

Austin James Rogers

Samantha Alicia Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin James Rogers and Samantha Alicia Senkowski n/k/a Samantha Alicia Rogers, 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 8th day of July, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026