WARRANTY DEED

Karen Johnson Davidson County
Batch# 890593 DEEDWARR
07/18/2022 03:06:36 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20220718-0082209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.11.22
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Yasmin E. Harrell	SAME	050 16 0A 042.00
(NAME)	(NAME)	
412 Vailview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy P. Riffle, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yasmin E. Harrell**, **unmarried**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 42, Plan of Skyline Village, as shown on Plat of record in Instrument No. 20050418-0042718, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy P. Riffle, unmarried, by Warranty Deed from Affordable Housing Resources, Inc., of record in Instrument No. 20071018-0123554, in the Register's Office of Davidson County, Tennessee, dated October 15, 2007 and recorded on October 18, 2007.

This conveyance is subject to:

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070705-0080250.
Easement for Water Line, recorded in Book 6029, Page 20.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6161, Page 257 and Book 6190, Page
646.
Easement recorded in Book 10558, Page 218 and Instrument No. 20011127-0129091.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030610-0079895.
Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20160811-0083725.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 412 Vailview Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 8th day of July, 2022.

Timothy P. Riffle

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8th day of July, 2022, before me personally appeared Timothy P. Riffle, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Printed Name: Blake Reynolds

My Commission Expires: 7-11-22

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064