WARRANTY DEED

Karen Johnson Davidson County
Batch# 901401 DEEDWARR
08/10/2022 10:34:58 AM 2 pgs
Fees: $13.00 Taxes: $1,528.10

20220810-0090894

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13, July 2022

Notary Public

MY COMMISSION EXPIRES: 7.9.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Matthew Williamson	NEW OWNER	053-06-0B-091.00-CO
(NAME)	(NAME)	
508 Riverway Cove Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Barton K Kennelly and Anna Maria Zabinski, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Matthew Williamson and Kyndall Williamson, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 140 on the Plan of Phase 5B, Waterford of record in Plat Book 7900, Page (s) 838 and 839, 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 Barton K. Kennelly, a single man by Warranty Deed from Gray Campbell, an unmarried man, dated 09/18/2018, of record in Instrument 201810020097636, Register's Office for Davidson County, Tennessee.

Anna Maria Zabinski, spouse of Barton K Kennelly, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 7900, Page 838, Book 7900, Page 839, (2) Covenants, conditions, easements and restrictions recorded in Book 7463, Page 294, (3) Covenants, conditions, easements and restrictions recorded in Book 8694, Page 216, Book 8699, Page 462, Book 9309, Page 847, Amendment recorded in Book 9530, Page 185 and Book 9530, Page 189, (4) Easement recorded of record in Book 1717, Page 30, (5) Easement recorded of record in Book 2024, Page 225, (6) Charter of the Homeowners Association of record in Book 8711, Page 701, (7) Conveyance of common areas of record in Book 8715, Page 590, Book 9393, Page 833 and Book 9752, Page 82, (8) By-Laws of record in Book 8715, Page 583, as amended in Instrument No. 200903090020515, in the Register's Office for Davidson County, Tennessee.

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 ☒ 508 Riverway Cove Lane, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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 13th day of July, 2022.

Barton K Kennelly

Anna Maria Zabinski

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barton K Kennelly and Anna Maria Zabinski, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of July, 2022.

Notary Public
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129