Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-19381-DS

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

CRT File No. 220741815

Karen Johnson Davidson County
Batch# 903219 DEEDWARR
08/15/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220815-0092335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public
My Commission Expires: 5-1-2026

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heidi Peters and Michael Peters 7304 Riverfront Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-589.00-CO

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, **Matthew John Gornick and Karri Lynn Gornick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heidi Peters and Michael Peters, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 254 on the Plan of Final Plat 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 Matthew John Gornick and Karri Lynn Gornick, husband and wife by Warranty deed from James Micah Wright and Laura Wright, husband and wife of record in Instrument No. 20181207-0119565 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 07, 2018.

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 at Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's 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

Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.
Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315; 318 and 324, Register's Office for Davidson County, Tennessee.
Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619 and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

This is improved property located at 7304 Riverfront Drive Nashville TN 37221

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 12th day of August, 2022.

Matthew John Gornick

Karri Lynn Gornick

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew John Gornick and Karri Lynn Gornick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires:

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/12/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM