ADDRESS NEW OWNER: ADAM KAUFHOLD
AMY KAUFHOLD
1925 Wild Oaks Ct
Antioch TN 37013

SEND TAX BILL TO: → UWM
585 S. Blvd E.
Pontiac, MI 48341

MAP-PARCEL NOS. 163070A08600CO

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 917203 DEEDWARR
09/15/2022 03:57:09 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220915-0103212

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **ERIC M. SCOTT AND WHITNEY SCOTT, HUSBAND AND WIFE** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **ADAM KAUFHOLD AND AMY KAUFHOLD, HUSBAND AND WIFE** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric M. Scott and Whitney Scott, husband and wife, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed recorded on September 4, 2015, in Instrument No. 20150904-0090232, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1925 Wild Oaks Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Instrument No. 20120827-0070420, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions for Riverview Heights Homeowners Association, Inc. (An Urban Design Overlay) of record in Instrument No. 20080512-0048644; as supplemented and amended in in Instrument NO. 20120619-0053771; as amended in Instrument No. 20140825-0077255 and in Instrument No. 20190315-0023984, said Register's Office.(4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5757, Page 832, and in Book 8764, Page 706, said Register's Office.(5) Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, said Register's Office.(6) Grant of Easement in Gross and Right-of-Way to Comcast of Nashville, I, LLC for broadband communications systems of record in Instrument No. 20090316-0023090, said Register's Office.(7) Declaration of Reciprocal Easement Agreement with Lakeshore Christian Church of record in Instrument No. 20081203-0117279, said Register's Office.(8) Inspection and Mainteanace Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090922-0088019 and in Instrument No. 20081120-0114360, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of September 2022.

Eric M. Scott
ERIC M. SCOTT

Whitney Scott
WHITNEY SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ERIC M. SCOTT AND WHITNEY SCOTT, HUSBAND AND WIFE** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of September 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn before me this 14th day of September 2022.

Mary Joe Hartz
Notary Public
My Commission Expires: 9-2-24

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2209-173