Karen Johnson Davidson County
Batch# 928933 DEEDWARR
10/13/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20221013-0112224

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2022.

Notary Public

My commission expires: 11/23/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Rodden	**New Owner**	**062-02-0A-061.00CO**
2629 Paddle Wheel Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amy Lynn McClellan, a married woman, fka Amy Lynn Charney Monsour

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Rodden, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 55-B on the Plan of Subdivision of River Trace Estates, Phase 1, Section 1 of record in Plat Book 6250, Pages 996 and 997, 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 Amy Lynn Charney Monsour, by Warranty Deed from Brian D. Swain and Yvette D. Swain, husband and wife, dated December 28, 2020, of record in Instrument No. 20201230-0154650, Register's Office for Davidson County, Tennessee. Amy Lynn Charney Monsour has since married and is now known as Amy Lynn McClellan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Pages 996 and Plat Book 6250, Page 997, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, Page 370, amended in Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6851, Page 390, Register's Office for Davidson County, Tennessee.
Electric Power Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
Grant and Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
Slope Easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
Easement for Sewer Facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6851, Page 363, in the Register's Office for Davidson

County, Tennessee.

Deed for Open Space to Homeowners Association of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
TVA Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
Flowage Easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Sewer of record in Book 7097, Page 140 and Book 7593, Page 523, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Main of record in Book 7097, Page 149 and Book 7593, Page 565, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property has never been the marital residence of the Grantor.

This is improved (__X__) unimproved (____) property known as 2629 Paddle Wheel Drive, Nashville, TN 37214.

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 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.

Witness my/our hand(s) this 3rd day of October, 2022.

x Amy Lynn McClellan
Amy Lynn McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Amy Lynn McClellan**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 22-559
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct 3, 2022 (date of document).

Affiant Signature

Oct 6, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY