PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 936683 DEEDWARR
11/01/2022 03:09:47 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20221101-0118014

Ivey Title, LLC Ref: (DW) Title No.: 62861
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amanda Grace Davis 1210 Riverbrook Drive Hermitage, TN 37076	Owner

TAX MAP PARCEL NUMBERS: 097020A03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chelsea Lauren DeMarco**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda Grace Davis**, an unmarried woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chelsea Lauren DeMarco by Warranty Deed from Theresa Abell, a single woman, dated May 18, 2018 and recorded on May 23, 2018 of record in Instrument No. 20180523-0049219, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Instrument No. 20080723-0075577, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557 amended in Instrument No. 20170906-0091483, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, said Register's Office. Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, said Register's Office. Stormwater Drainage Easement of record in Instrument No. 20051219-0152202, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090109-0002452, said Register's Office. Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

This is improved property, known as 1210 Riverbrook Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2022.

Chelsea Lauren DeMarco

State of Tennessee

County of Davidson

On this 26th day of October, 2022, before me the undersigned authority, personally appeared Chelsea Lauren DeMarco, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 26th day of October, 2022.

Notary

My Commission Expires: _____

TASHA HAYNES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES APRIL 22, 2026