Karen Johnson Davidson County
Batch# 941794 DEEDWARR
11/16/2022 10:22:28 AM 4 pgs
Fees: $23.00 Taxes: $4,040.30
20221116-0121947

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
North Riverland Holdings, LLC
16 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

PART OF:
Map/Parcel
070-09-0-116.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, E3 Vistas at North Point, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto North Riverland Holdings, LLC ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 20 as established in the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220328-0035296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Vista at North Pointe, a Horizontal Property Regime with private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035296, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as

though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200504-0046488, Register's Office for Davidson County, Tennessee, dated May 1, 2020, recorded May 4, 2020.

Being a portion of the same property conveyed to E3 Vistas at North Point LLC, a Tennessee limited liability company, by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company, of record in Instrument No. 2021120-10158642, Register's Office for Davidson County, Tennessee, dated November 29, 2021, recorded December 1, 2021.

Subject to Scrivener's Affidavit of record in Instrument No. 202112140-0165156; Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe, of record in Instrument No. 20220328-0035296; Utility Easement and Maintenance Agreement of record in Instrument No. 20200504-0046485; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210512-0063892; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 927; and all matters shown on the Plan of record in Instrument No. 20220324-0034349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the

2022 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 14 day of November, 2022.

"GRANTOR"
E3 Vistas at North Point, LLC, a
Tennessee limited liability company

By: _____
John H. Eldridge, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John H. Eldridge, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be an Authorized Agent of E3 Vistas at North Point, LLC, the within named bargainor, a limited liability company, and that he as such Member, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such Member.

WITNESS MY HAND and official seal on this the 14 day of November, 2022.

_____
NOTARY PUBLIC

My commission expires: 4-17-23

ROBERTA S TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,091,974.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 14 day of November, 2022.

NOTARY PUBLIC

My commission expires: 4-17-23

ROBERTA S TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY