36380-8

Karen Johnson Davidson County
Batch# 946433 **DEEDWARR**
12/01/2022 09:58:14 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20221201-0125754

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,500.00

Jessica D. Puckett
Affiant

Subscribed and sworn to before me, this 30 day of November, 2022.

Notary Public
My commission expires: 10/23/2022

JENNIFER WILMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alex Richardson	**F&M Bank**	**097020A31500CO**
1247 Riverbrook Dr	**50 Franklin St**	
Hermitage, TN 37076	**Clarksville, TN 37040**	

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 ACKNOWLEDGE, WE,

Ann Magbanua Aposaga and Radie Cuevas Aposaga, wife and husband

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

Alex Richardson, unmarried man

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. 315 on the Plan of Final Plat for Villages of Riverwood, Section One, Phase 3C, of record in Plat at Instrument No. 20130405-0033853, 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 Ann Magbanua Aposaga and Radie Cuevas Aposaga, wife and husband, by Warranty Deed from Justin D Braden, a single man, dated October 23, 2020, of record in Instrument No. 20201029-0125864, in the Register's Office for Davidson County, Tennessee. Radie Cuevas Aposaga is one and the same as Radie Cuevas Aposaga. Grantor Radie Cuevas Aposaga's name was inadvertently misspelled as Radie Cuevas Asposaga when title was conveyed to him.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20130405-0033853, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenant for Detached Structures contained in Instrument No. 20130410-0035425, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions for The Villages of Riverwood, of record in Instrument No. 20080408-0035557 By-Laws appended thereto; Supplemental Declaration of record in Instrument 20140424-0034615, Declaration of CC&R amended in Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee. 4) Title to that portion of land lying below the ordinary low water mark of the Stones River. 5) Easement for the flow of the waters of the Stones River and the rights of the public therein. 6) Rights of upper and lower riparian owners to the flow of the waters on the Stones River, free from diminution or pollution. 7) All matters shown on the Plan of record in Book 6050, Page 5, Register's Office for Davidson County, Tennessee. 8) Grant of Transmission Line Easement in Book 4586, Page 242, Register's Office for Davidson County, Tennessee. 9) Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee. 10) Storm Water Drainage Easement in Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee. 11) Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee. 12) Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee. 13) Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee. 14) Conveyance of common area to The Villages of Riverwood Homeowners Association, Inc., in Instrument No. 20170621-0062250, Register's Office for Davidson County, Tennessee. 15) Storm Water Drainage Easement Agreement in Instrument No. 20100108-001965, Register's Office for Davidson County, Tennessee. 16) Storm Water Drainage and Detention Easement Agreement in Instrument No. 20100108-001966, amended in Instrument No. 20161101-0115412, Register's Office for Davidson County, Tennessee. 17) Temporary Slope Easement Agreement for Riverwood Village Boulevard in Instrument No. 20100108-0001967, Register's Office for Davidson County, Tennessee. 18) Slope Easement Agreement in Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee. 19) Taxes for the current year prorated and paid by the Grantor.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1247 Riverbrook Dr, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 in 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.

_____ Date: 11/29/2022
Ann ~~Magbanua~~ Aposaga

_____ Date: 11/29/2022
Radie Cuevas Aposaga

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Ann Magbanua Aposaga and Radie Cuevas Aposaga, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER