Karen Johnson Davidson County
Batch# 972848 DEEDWARR
02/22/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230222-0012347

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

G-BR-22-1527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2023.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Minier and Kimberley Minier	**New Owner**	
(NAME) **4081 Miles Johnson Pkwy**	(NAME) **4081 Miles Johnson Pkwy**	**072-15-2M-001.00**
(ADDRESS) **Spring Hill, TN 37174**	(ADDRESS) **Spring Hill, TN 37174**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOTEWORTHY PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY MINIER AND KIMBERLEY MINIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1, Riverside Station, a Planned Unit Development, Horizontal Property Regime with Private Easements as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20200114-0005127, 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 Noteworthy Properties, LLC, an Ohio limited liability company by Quitclaim deed from Carla Waldron, an unmarried woman and Nicholas Schroer, a married man, as joint tenants with rights of survivorship of record in Instrument No. 20220124-0008560 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 24, 2022.
Being the same property conveyed to Carla Waldron, an unmarried woman and Nicholas Schroer, a married man, as joint tenants with rights of survivorship by Warranty deed from Riverside East Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210406-0045327 Register's Office for Davidson County, Tennessee, dated April 5, 2021 and recorded on April 6, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200114-0005127, Register's Office for Davidson County, Tennessee.
- Charter for Riverside Station HOA, Inc. of record in Instrument Number 20200114-0004967, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20191127-0122948, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument No. 20200206-0014101, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200221-0019754, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20210331-0042498, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 660, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1527 Riverside Drive, Nashville, Tennessee 37206-1439**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF FEBRUARY, 2023.

Noteworthy Properties LLC, an Ohio limited liability company

BY: _____
Carla Waldron
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA WALDRON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of NOTEWORTHY PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of February, 2023.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 21, 2023 (date of document).

Affiant Signature

February 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023