THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444342

Karen Johnson Davidson County
Batch# 1000471 **DEEDWARR**
05/08/2023 09 49 22 AM 2 pgs
Fees: $13 00 Taxes $1,517 00

20230508-0033912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $410,000 00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2023

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey Inman Williams and Miranda V. Williams 1932 Stonewater Drive Hermitage TN 37076	New Owner	Tax Parcel ID No 097 02 0A 516.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francisco Mesina and Jennifer Mesina, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Inman Williams and Miranda V. Williams, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 516 on Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Francisco Mesina and Jennifer Mesina, Husband and Wife, by Warranty Deed from Lucas Reed and Ashley Paige Reed, Husband and Wife, of record in Instrument No. 20201009-0117750, in the Register's Office of Davidson County, Tennessee, dated October 08, 2020, and recorded on October 09, 2020

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Section One, Phase 6C, as recorded in Instrument No. 20160129-0008909.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557 as supplemented in Instrument No. 20110427-0032201; Instrument No 20140416-0031645; Instrument No 20140416-0031646; Instrument No. 20140424-0034613; Instrument No. 20140424-0034614; Instrument No. 20140424-0034615; Instrument No. 20140424-0034616, Instrument No 20140424-0034617; Instrument No. 20140424-0034618, Instrument No. 20150812-0080705; Instrument No. 20160226-0018415; Instrument No 20170906-0091483 and Instrument No 20180502-0041808

This is improved property located at 1932 Stonewater Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2023

Francisco Mesina

Jennifer Mesina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Francisco Mesina and Jennifer Mesina, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th day of May, 2023

Notary Public
My Commission Expires: _____

