Karen Johnson Davidson County
Batch# 1001507 DEEDWARR
05/10/2023 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230510-0034704

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, ~~whichever~~ is greater, for this transfer is $560,000.00. ~~Affiant~~ Subscribed and sworn to before me, this 9th day of May, 2023. Notary Public My commission expires: 5-9-26
(Notary Stamp)	

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Odell Rivera and Kristin Rivera	**New Owner**	**097-02-0A-152.00CO**
1680 Stonewater Drive		
Nashville, TN 37076		

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 ACKNOWLEDGED, WE,

Alec James Phillips and Amy Zapor Phillips, husband and wife

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

Odell Rivera and Kristin Rivera, husband and wife

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. 152 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A of record in Instrument No. 20110401-0025117, as corrected by Instruments of record as No. 20110510-0035925 and 20120705-0059091, 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 Alec James Phillips and Amy L. Zapor, husband and wife, by Warranty Deed from Francisco Cardenas and Elizabeth Cardenas, husband and wife, dated March 1, 2018, of record in Instrument No. 20180305-0020490, Register's Office for Davidson County, Tennessee. Amy L. Zapor now being known as Amy Zapor Phillips.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20110401-0025117, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20080408-0035557, amended and 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. 20170621-0062258, Instrument No. 20170906-0091483, Instrument No. 20180502-0041808, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee. Deed of common areas to Homeowners Association of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, Instrument No. 20110427-0032200, Instrument No. 20150812-0080704, Instrument No. 20151106-0113218, Instrument No. 20160226-0018414, Instrument No. 20170621-0062257, in the Register's Office for Davidson County, Tennessee. Easement to USA of record in Book 4586, Page 242, in the Register's Office for Davidson County,

Tennessee. Easements of record in Book 4049, Page 395, Book 4764, Page 324 and Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee. Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement of record in Instrument No. 20051219-0152202 and Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee. Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee. Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1680 Stonewater Drive, Nashville, 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 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 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.

Witness my/our hand(s) this 9th day of May, 2023.

Alec James Phillips

Amy Zapor Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Alec James Phillips and Amy Zapor Phillips,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2023.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: 23-123
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-9-23.

Affiant Signature

5-9-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of May, 2023.

Notary Signature



My Commission Expires: 05/09/2026